

OURAY COUNTY REGIONAL AUTHORITY
PO Box 1262
Ridgway, CO 81432

Regular Board meeting Minutes
February 21, 2019 - Alpine Bank, Ridgway CO

Present: Board members: Joey Huddleston, Coleen McElroy, Vonnie Kuijvenhoven, Mary Ann Jackson, Craig Hinkson; RSA administrator Karla Cline
Mountain Medical: Dr. Joel Gates, Susie Blakney Guest: Ahmad JP Sawalmeh on C-PACE,

1. **Call to Order** at 12:30 pm by Vonnie
2. **Review of Agenda:**
3. **Public Input:** None
4. **Minutes: MOTION** by Joey, seconded by Mary Ann to approve the minutes from January 17, 2019 Board Meeting as presented. **Motion passed.**
5. **Discussion with Medical Provider**
 - Dr. Gates commented that the building is cold with all the heating problems.
 - Sally Blevins, the behavioral health specialist was let go. She had seen 1 patient in the 4 months working at MMC and Gates did not feel that this was really serving our community
6. **An introductory presentation by Ahmad JP Sawalmeh on C-PACE, Colorado Commercial Property Assessed Clean Energy**
 - C-PACE adopted by Ouray County. The loans are repaid by property taxes. Joey noted that we are already on the tax bill and we would not need loan.
 - Mr. Sawalmeh presented basic reasons why people choose solar.
 - Solar panel are warrantied for 25 years.
 - Medical facilities often like the on-site energy source that solar provides.
 - Instead of energy bills coming out of operational budget, solar is repaid over time at a fixed rate rather than the fluctuating cost over time.
 - Tax benefits/depreciation expenses over the first 5 years of project
 - Payback on solar panels is 7-10 years
 - We can structure this in a way so that the clinic (who pays the energy bills) can take advantage of the tax break.
 - Roofing costs can be applied to tax break
 - Invest half as much into the solar as will be saved over the life of the project.
 - An Assessment must be done
 - 1 for 1 net metering with SMPA currently- energy rolled forward to months when solars are covered in snow. 20 year networking agreement.
 - Audit would need to be done, one audit already done by Black Hills
 - Standing seam metal roof might be preferable, shingle an be used too.
 - Dr. Gates reaction: interested in exploring.
7. **New Business**

- a. Review of Energy Audit Performed by BLACK HILLS ENERGY/Lotus Energy Solutions
 - i. Report says that heat tape hardwired and running 24/7
 - ii. Staff running electric heaters
 - iii. Heating/AC old and not efficient.
 - iv. Discussion around what caused the electric bill spike. Dr. Gates & Susie believe spike is due to Heating Unit 1 turning on and off every 30 seconds.
 - v. Heat tape on west side should be turned off. Also noted that heat tape only works within certain temperatures and should not be running 24hrs. Present heat tape past its lifespan however should still be used. Snow should be removed from gutter
- b. Open Office - can be downloaded on tablets rather than Office 360 as OPEN OFFICE is a free Office software works processing and spreadsheets. This can be downloaded from web.

8. Report from Administrator

A. Calendar Review

- Budget received and accepted by DOLA.
- Financials for Audit Exemption given to Moreland. Vonnie reminds us that as a governmental unit we do not pay taxes and so it is moot whether we expense vs. capitalize.
- 1099s sent to John Hammond

B. Correspondence

- SDA Workers Comp Audit - we are paying the lowest rate
- Property Tax Bill - sent mistakenly
- A&B Inspection and Maintenance Agreements - \$1,368/ \$342 quarterly. Contract will be reviewed and other companies contacted.

C. Invoices/Checks

- Allscripts - invoices
 - QHN
 - Joey Huddleston
 - Tim Stewart
- **MOTION** by Joey to pay all invoices prepared, seconded by Coleen,
MOTION PASSED.

9. Old Business

- A. Dropbox setup - UPCOMING /MONTH - this contains EVERYTHING we will discuss during the board meeting. If desired files can be downloaded.
- B. Alpine Bank CD 54604 was closed and money moved to new money market account.
- C. HIPPA Form and Presentation : Joey made presentation. HIPPA keeps information health secure. When we are inside MMC we might encounter patients/information that must remain private. Board members signed HIPPA form.
- D. Action Item Review

- Gutters- to be dealt with when weather is better (Coleen) - off list
- Solar Lights - waiting on Joel (Coleen)
- Carpet Repair (Coleen) - off list
- Signature Cards (Whole Board at Alpine, Vonnie and Mary Ann at Citizens) - DONE
- Voice Recorder App (Mary Ann) - Done
- ASAP (Vonnice) -Done
- On line HIPPA training/Contact EMS (Joey) - DONE
- HIPPA signature form (Karla) - DONE
- FATS reports needs to be sent to MMC (Karla) - DONE
- 1099s (Karla) - DONE

E. Building Update

- Heating & AC
- Roof
 - Reviewed Rosario work. We should be getting an invoice.
 - Craig presented 5 roofers
 - Mary Ann will send roofer contact she used
 - Discussion around what information is needed for proposal/quotes. Standing SEAM is preferable. Get quotes with this perimeter.
 - Dissatisfaction with A&B Mechanical inspection services.
 - Painting of waiting room: no painting right now, look into stainless steel backsplash stick tiles

F. Other

MOTION: Joey moves to adjourn meeting at 2:26pm, seconded by Joey, **motion passes**

ACTION ITEMS

- Solar Lights - waiting on Joel (Coleen)
- Debit Card - did Vonnie get one?
- Proposal Quote Requests - needs to be standardized. Standing Steam/start and end dates/ under layer roofing (T&M???) / during non-business hours/ details of what is warrantied (Maybe Craig in conjunction with Coleen?)
- Stainless steel backsplash stick tiles (Coleen)
- Give Susie new board members email (Coleen)
- Audit Exemption (Karla)
- Mt. West Heating & Plumbing review (Vonnice)
- A&B review - agenda item in March
- Solar option to be explored. (When? Process? Who?)

Submitted by:

Approved by the Board on _____, 2019

Karla Cline
Administrator

President