



MINUTES
BOARD TRAINING & STRATEGIC PLANNING WORKSHOP
Saturday, January 21, 2023, 10:00 a.m. to 2:00 p.m.
Administrative Office
1st Floor Community Room, 138 S. Brandon Rd., Fallbrook, CA 92028

In accordance with California Government Code Section 54953 teleconferencing will be used for this meeting. Board members, staff and members of the public will be able to participate by webinar and teleconference.

CALL MEETING TO ORDER / ROLL CALL / ESTABLISH A QUORUM / PLEDGE OF ALLEGIANCE

Chairman Bill Leach led the Pledge of Allegiance.

In attendance: Directors, Barbara Mroz, Terry Brown, Jennifer Jeffries, Mike Stanicek. CEO Rachel Mason, Legal Counsel Jeffrey Scott, and Property Manager Roy Moosa. Taylor Design Jennifer Staff members and associates: Raquel Williams, Judith Oswald, Theresa Geracitano, Tomedes translator.

B. APPROVAL OF THE AGENDA

Action: It was moved by Director Jeffries seconded by Director Stanicek to approve the agenda as presented.

Motion carried by the following roll call vote (5-0)

Table with 2 columns: Name and Vote. Rows include Director Leach, Director Stanicek, Director Jeffries, Director Mroz, and Director Brown, all with 'Aye' votes.

C. PUBLIC COMMENTS – ANNOUNCEMENTS

NONE

D. DISCUSSION/POSSIBLE ACTION ITEMS

- D1. Board of Directors Orientation and Review- Jeff Scott- History of Healthcare Districts, Ralph M. Brown Act Training 2023, Board Meeting rules and requirements
D2. New Board Portal Training- Rachel Mason- Introduction to the Board Portal. Directors can now go to the website Board Portal and access district mail, Board, and committee agendas and packets. Including historical documents and meeting history. They will also be able to send request for compensation forms directly to Raquel.
D3. Community Health & Wellness Center Priorities- Jennifer Timmons Project Manager Taylor Design she spoke on our relationship with Taylor Design, Project Goals & Scope, Project Timeline & Costs, Project Delivery and Next Steps. Improvements to building 1 & 2, shade Structure, Expanded, Resurfaced & Covered parking lot. Utility improvements including solar Panels, walking path around property and much more. Project timeline estimated completion date 2025. Project can be done in phases. Estimated total cost \$10.9M. Jennifer proposes the project be broken up into more bite able chunks. Phase 1 be done first while building community interest and time to possible fundraise. Phase 1 estimated construction cost average \$5.7M Phase 2 estimated construction cost average \$5.3M. Directors Jeffries and Mroz are in agreement that the Facilities Committee needs to meet for further discussion. Board is stunned about the construction cost estimate. Director Brown is concerned that this is a community center and he is asking if this is the Districts responsibility to be in business and in competition with the community that is paying our bills and he is uncomfortable with the plan and maybe he doesn't see the vision. Can we justify this expense to our constituents? Dialogue ensued.

Director Jeffries shared with the Board that there is a District need for this type of Facility. Director Leach agreed that we have a set budget and many of the costs are exorbitant But we need to start the construction phase to get the ball rolling. No more reports. Roy Moosa spoke about his concern of public perception and the project being done in phases to try to gauge the negative or positive reactions of the community.

D4. Review and discussion of the 23.24 CHC-Grant policy & guidelines- CEO Mason we are making sure that we are clear on Grant priorities. One of the goals for the district is to better assist the Grantees in becoming more sustainable. We should not be their only funder and they need to show their collaboration with other organizations. We ask that their application makes it clear what their services are and if they are in line with the District. Grantees need to provide measurable outcomes. Chair Leach would like to see micro-grants in the future for youth sports. 20 years of Grant history is on the website.

D5. Updated Community Investment Fund Policy- CEO Mason would like to revise and rename this Policy as the language is no longer relevant. We would like to rename it to make it clearer to the public. Director Mroz voiced concern.

E. COMMENTS BY MEMBERS OF THE PUBLIC ON ITEMS NOT ON THE AGENDA

None

F. BOARD MEMBER COMMENTS & ITEMS FOR SUBSEQUENT MEETINGS

Taylor Design Project Plan

Updated Community Investment Fund Policy

ADJOURNMENT

There being no further business, the meeting was adjourned at 2:04 p.m.



Executive Assistant/Board Clerk