

MEETING OF BOARD OF DIRECTORS

OF

PRAIRIE PINES

March 14, 2013

Mike Lening called the meeting to order at 6:36. Those in attendance were Administrator Linda Watts, Chairman Mike Lening, Vice Chairman Tom Davis, Secretary Michelle Wyckoff, Trustees Theresa Weber and Cindy Mcloud, and Commissioner Donald Oswald.

The Board of Directors would like to express our extreme gratitude to Mike and Cindy Mcloud for the many, many hours they have spent at Prairie Pines in all areas of repair and maintenance. Their hard work and expertise has been invaluable since we have not yet hired a full-time Maintenance person.

Mike moved to accept the February minutes as written, Cindy seconded, motion carried.

Financial Report: Kiowa County Treasurer Steve Baxter released \$20,812.77 in funds from the mill levy and there has been \$26,555.79 in apartment rents for this month. Presently there is a surplus of \$49,000.00 in the bank. Linda is still waiting on the State to collect \$20,000.00 in Medicaid funds for January and February.

Mike suggested Linda might pay the bills over the internet rather than writing checks.

Linda has decided to offer the model room for trial for potential residents at \$25.00 a night, or \$750.00 a month.

Linda is considering having Trice Watts come one or two days a month to help with the financials and set up a depreciation schedule to free up some time for her to attend to other business. There are consultations with several potential residents in progress.

Administrative Report: We welcome three new residents this month.

When Linda began her position as Administrator, payroll was at \$10,000. Due to the influx of new residents, more people have had to be hired and it is now at \$16,000.

Maintenance Report: Prairie Pines had a Life-Safety Inspection this month and passed with no deficiencies

Mike and Cindy Mcloud have replaced two water heaters in apartments, one in January and one in February. New covers for 16 air conditioning and heating units have been ordered, as well as new nylon bunji cords for all of them.

Larry Michael will come to replace a pipeline and clean the grease trap to eliminate the fowl odor on the front side of the building.

The board will consider replacing the lamps in the sconces with more expensive ones that should last three years.

The swamp cooler in the kitchen needs to be rebuilt.

Theresa motioned and Michelle seconded to hire Larry and Carla Gifford to do pre-emptive landscaping maintenance.

Tom motioned and Cindy seconded to hire a full-time maintenance person. Linda will start the process ASAP.

Old Business: The by-laws still need to be updated. Linda will look into this as time allows. We need to check the by-laws to allow for a name change. We also need to check with FFA to see if they would be willing to change the wording on the sign from "Assisted Living" to "Senior Living."

The Board wants the Public to know that we will do everything in our power to get the pool re-opened. It is our strongest desire to see that this accomplished, however, we still have to keep an eye on the cost. Linda will make it a high priority and we will keep moving forward.

The Board also wishes to thank all of the Friday coffee drinkers who take a pause in their day to check in with our residents.

With no further business to discuss, Mike adjourned the meeting at 8:45. The next meeting will be April 18, 2013, at 6:30.

Pending approval, these minutes are unofficial.

