

Kavod Senior Life  
Board of Directors  
Board Meeting  
April 29, 2019

Present: Brian Botnick, Glenn Cooper, Rob Friedman, Carl, Glatstein, Ondalee Kline, Michelle Lueck, Perry Moss, Debbie Reinberg, Melanie Siegel, Connell Saltzman and Steven Summer. Via Zoom Conferencing: Sharon Caulfield, Rachel Cohen, Dr. Kerry Hildreth, and Molly Zwerdlinger. Staff: Michael Klein, Michael Belieu, and Tracy Kapaun Guest: Marc Penner and Andy Heins from Shalom Park. Peggy Jennings from Eide Bailey

A quorum being established, Mr. Rob Friedman called the meeting to order. The Consent Agenda: approval of the April 29, 2019 Board agenda, approval of Board Minutes of February 2019, Committee Reports –January/February Financials, Fiscal Committee Minutes Kavod Senior Housing & Services Board Minutes, Resident & Community Services Minutes (all items were distributed prior to the meeting) were presented for approval. Mr. Summers moved for approval of the Consent Agenda with a second by Ms. Lueck. Discussion: Mr. Saltzman noted that the Fiscal minutes from March 2019 had been amended but the amended documents didn't get sent to the Board. The motion passed.

Mr. Klein introduced Mr. Marc Penner, CEO of Shalom Park and Mr. Andy Heins, President of the Board of Directors of Shalom Park. Mr. Klein explained that one of the outcomes from the strategic plan is for Kavod to interact with our community partners as part of that initiative and learn about their services and strategic initiatives. It was noted that Mr. Friedman and Mr. Klein will attend a future Shalom Park Board Meeting. Mr. Penner provided a brief overview of the services that Shalom Park provides to the community and noted the referral relationship between Kavod and Shalom Park. Mr. Penner also indicated that Shalom Park and Kavod are working together on the Intergenerational LinkAge collaborative, which provides unique programming for elders and children. Mr. Heins stated that Shalom Park is the only Jewish nursing home in Denver and is an Eden registered facility (worldwide movement to deinstitutionalize nursing homes and to make them more homelike). He also noted they offer Kosher meals and in partnership with JFS and JCC cater 150 kosher luncheons a week to the outside community. Mr. Heins advised the members that in 2019 is Shalom Park's 100<sup>th</sup> Anniversary.. Mr. Heins then provided the group with a brief overview of their strategic plan stating the purpose was to begin to reimagine the vision of the organization. As part of their strategic plan Shalom Park was getting feedback from the community and asked the members to fill out a handout. The Board indicated that due to time constraints they will fill out the handout and staff will send the information to Shalom Park.

Mr. Friedman introduced Peggy Jennings from Eide Bailey who are our external auditors. Ms. Jennings presented the 2018 Consolidated Audit to the Board. Prior to her report, Mr. Saltzman reminded the Board that this is a consolidated audit report which the board will approve or disapprove. Ms. Jennings indicated since this was their first year as Kavod's auditors the audit was more in-depth and is a single year presentation. Next year's report will have a comparison section between 2018 and 2019.

Ms. Jennings advised they are providing a clean opinion for the 2018 audit and commented that the HUD and Section 8 audit went very well and there were no issues with that portion of the audit. Ms. Jennings then reviewed the consolidated report and talked briefly on each individual audit. She did note there was a change in the Foundation total assets which was due to a market decline. She then

reviewed the income statement noting due to a new requirement the statement is a consolidated statement.

Mr. Saltzman thanked Ms. Jennings for her report and advised the Board that the Fiscal Committee recommends approval of the audit as presented. The board inquired if the Committee was able to question the auditors without the staff present. Mr. Saltzman assured the Board that Committee had the opportunity to ask questions of the auditors without staff present. He did note the Committee discussed with the auditors the staff education with regards to accounting principles concerning grants reporting and recording. The staff will reach out to the auditors, when grants are received, for advice on how to record grants. It was noted that staff will work on creating procedures regarding how to report and record grants. Mr. Saltzman moved for approval on the 2018 Consolidated Audit with a second from Mr. Summer seconded. The motion was approved.

Mr. Botnick and Mr. Saltzman presented the joint fiscal and Ad Hoc Building report. Mr. Botnick provided the Board with a brief overview of the status of the fire suppression work in all three buildings. He noted that the original construction scope of the work has been reduced to accommodate the fire sprinkler, alarm and asbestos and abatement work. He stated that an asbestos consultant has been hired to guide staff and the contractors through abatement process. Not only will the staff run the project, they are working with contractors to design the systems needed. Mr. Botnick assured the Board that the Ad Hoc Committee as well as the Fiscal Committee will make sure staff and contractors are staying within the scope of the project and on budget. He noted that the contractors have put together a timeline for the Board on construction. Ms. Ours will email this document to group. Mr. Saltzman advised the Board the construction loan is not fully drawn and therefore Kavod is not paying what was projected for interest. The Board was concerned about the risk of keeping the residents in apartments during asbestos abatement. Ms. Kapaun advised that residents will not be in the apartments during the abatement process and noted that an attorney has been hired to provide additional oversight.

Staff will not do anything until we get all the permits. The next step is to complete drawings to submit to the city to get the permits. Brian asked the board to approve spending the \$332K to get the drawing completed and submit to the City. Some of that has been spent already.

Mr. Saltzman moved that the Board authorize spending \$332K, of which \$275K to \$280k is new monies, to complete the drawings that the city of Denver requires in order to obtain the necessary permits. Ms. Siegel seconded the motion. The motion was approved.

Ms. Siegel provided the board with a brief update on the 2019 Annual Meeting and Summer Fundraiser which will take place on August 15 at The Great Divide Brewery in honor of Perry and Suzie Moss. All proceeds from the event will go to Kavod on The Road. The annual meeting will take place from 6 to 6:30pm with the celebration of the Moss' starting immediately following. She advised the Board will receive a letter from the co-chairs of the event Molly Zwerdinger and herself talking about sponsorships to the annual events as well as a fact sheet on Kavod on the Road.

Mr. Klein provided the CEO/President's report. Mr. Klein advised that Mr. Friedman and he attended the annual Association of Jewish Aging Services Conference. At this conference Kavod was received an award for intergenerational programming. Mr. Klein advised the Board there is a lawsuit in our AL program regarding a resident who fell. The resident is suing the physician group as well as Kavod. Our old insurance carrier is responsible for the defense and we do not have a deductible connected with a potential settlement. The resident has moved to a new AL facility.. Mr. Klein advised that Kavod has received the Denver Post Top Work Place in Denver award. This award was based on anonymous survey. Celebrations will be held throughout the

year to honor this accomplishment. Mr. Klein stated that HUD has announced Section 202 funding available. This is the first time since 2010 that this funding is available. Currently there is \$30MM available. He indicated the process to receive these funds is complicated. Staff will review the process in August. Mr. Klein also noted staff is working to get a medical group from CU Health to provide services at the Health & Wellness Center. He also advised that Mandie Birchen, Director of Health & Wellness, and he will present a program at the Housing Colorado Conference in October.

Mr. Friedman presented the chairman's report. He advised Kavod is still looking at moderate housing and still interested in doing something with the JCC; however there had been no formal meetings. Mr. Friedman advised the Board he has been in contact with the JCC's board president and is continuing to work with him. Mr. Friedman provided a brief report on the AJAS Conference. One takeaway from the conference was as boards update their strategic plan board they need to evaluate their effectiveness. With that in mind, Mr. Friedman asked each Board Member to fill out a self-examination document. Mr. Friedman will send this document out to the Board for their completion. The results will be reviewed and discussed at the next board meeting. Mr. Friedman invited the Board to the L'Chaim2Life Conference which is set for June 23<sup>rd</sup>. He noted that several board members are presenting at the conference and encouraged all members to attend.

Meeting adjourned at 6:55pm