

Kavod Senior Life
Board of Directors
Board Meeting
September 23, 2019

Present: Brian Botnick, Sharon Caulfield, Rachel Cohen, Glenn Cooper, Rob Friedman, Carl Gladstein, Sarah Golombek, Ondalee Kline, Connell Saltzman, Gary Saltzman, Steven Summer, and David Zaterman. Via Zoom Conferencing: Perry Moss, Debbie Reinberg, and Jamie Sarche. Staff: Michael Klein, Michael Belieu, Tracy Kapaun and Rebecca Gershten. Guest: Rabbi Jay Strear and Ruth Malman

Mr. Friedman introduced the new board members. Each person present introduced themselves and provided a brief bio to the new board members.

A quorum being established, and Mr. Rob Friedman called the meeting to order. The Consent Agenda: approval of the June 24, 2019 Board agenda, Committee Reports –March/April/May 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. Ms. Caulfield moved and Mr. Cooper seconded the motion. The motion was approved.

Mr. Friedman made a slight change to the agenda and requested that Ms. Gershten present the KOTR/KITC Healthy Equity Award report. Ms. Gershten explained that through LeadingAge, Kavod was awarded the Healthy Equity Award from the Robert Woods Johnson Foundation. The award is for successfully ensuring that older adults of all economic status have equal access and well-being to services. In our case it is through our health and wellness center, our Life Enrichment Program, our social workers as well as the KOTR/KITC programs in the community. The KOTR/KITC programs are supported by grants and partnerships with our community members. In particular, the KITC programs were geared to three senior housing buildings which are part of the Denver Housing Authority. Kavod will receive the award in October at the LeadingAge National Convention and in December, Mr. Klein will go to The Robert Woods Johnson Foundation offices in Princeton for a further discussion with other non-senior agencies which also received this award. Mr. Klein noted that both he and Mr. Sanders received a check for \$1,500 which they have donated back to KOTR.

As part of the continuing outreach to our community partners through our strategic planning process, Kavod invited the Chair of the JEWISHcolorado Board, Ruth Malman, and JEWISHcolorado's (JCO) CEO, Rabbi Jay Strear to attend our Board meeting. Ms. Malman provided a brief overview and background on Kavod Senior Life's and JCO's relationship and then turned the rest of the presentation over to Rabbi Strear. Rabbi Strear advised the Board as part of JCO's commitment to the original mandate of collaboration, facilitation, and partnership, the organization has started to rebuild and redefine their relationships in the community. Rabbi Strear reminded the Board that JCO is a fundraising, programming, financial services agency and a facilitator for safety and security information. He advised the Board that JCO has hired a high level security person who will be a resource for all Jewish sister organizations with regards to communication, infrastructure, and overall security issues. This person will be available to provide a security needs assessment upon request.

Mr. Friedman gave a brief overview, for the new board members, where Kavod stands today with regards to the construction/ life safety system project. Mr. Friedman, then updated the board

regarding the plan to not only remediate the asbestos in the West building, which will be part of the installation of a new sprinkler system, but also to minimize the impact of the construction to the residents. He noted that the initial remediation plan was rejected by the CDPHE, and Kavod with the assistance of an attorney who specialized in remediation has been in discussions with them to further evaluate how this can occur. CDPHE has agreed for us to do a trial run on our initial plan. Staff is working to get this scheduled.

Mr. Botnick then presented an update on Ad Hoc Building report. Mr. Botnick referred the Board to the Life Safety Systems Summarization memo (memo is attached to the minutes). The Board reiterated the need to communicate to all residents what is happening. Ms. Kapaun assured the Board members that a communication plan is being worked on and will entail a multi-phase process. The plan will take into account how to help the residents understand what is going on, what the timetable will be, and how staff will be there to support them during the construction. Mr. Botnick stated he hopes for a resolution by the end of next of month so construction can move forward. He stated construction is targeted to begin middle of November and reminded the Board that the construction schedule was in the Board packet. Mr. Botnick, as well as Mr. Friedman, gave compliments to the Management Team for how they handled the situation. The board requested that Ms. Kapaun and staff present an overview of the communication process connected with the construction at the next Board meeting.

As the original scope of the Refinance Project has changed Mr. Saltzman, per the Fiscal Committee's mandate from the February, 2019 Board meeting, presented to the Board the new scope and requested a vote of approval for the change. Mr. Saltzman advised the cost for the sprinkler/asbestos and fire alarm system is approximately \$4MM have been added to the Scope of Work. Staff has taken out kitchen cabinet and most of the bathtub/shower upgrades from the original scope to offset the sprinkler/asbestos and fire alarms systems. Mr. Saltzman indicated that a contingency of \$850K has been built into the scope for emergencies. It was noted that \$3.3MM of the original \$12MM has already been allocated to Kavod building upgrades. Mr. Saltzman advised that there is \$8.7MM in available costs for Pinkard and their subcontractors and Kavod to do the other non-sprinkler construction. It was stressed that the budget has not changed but the scope has changed.

Ms. Caulfield moved to approve the revised scope of the project as presented. Ms. Cohen seconded the motion. Mr. Friedman asked for questions. The board discussed authorizing the Fiscal Committee and staff to utilize the Kavod contingency funds without further board approval.

Ms. Caulfield then offered a friendly amendment to the original motion, as follows: The Board authorizes the Fiscal Committee, with the advice of staff, to utilize up to 10% of the Kavod contingency fund on any one expense or an aggregate of expenses of as needed to continue the project, without further approval of the board. The motion was seconded by Mr. Summer. The motion to amend the original motion was approved.

The question was called on the original motion, as amended. Ms. Caulfield restated the original motion with the amendment and requested the new motion be approved as amended. Ms. Cohen seconded the revised motion. The motion passed.

Mr. Friedman asked that if those present would be amenable to a special board meeting in October if there was a need. It was noted that per the Bylaws a 10 days' notice needed to be sent to the

board and therefore that needed to be taken into consideration. All were agreeable to the possibility of a special board meeting.

As Ms. Zwerdinger was unable to attend, Mr. Klein provided the board with an update on the Annual fundraiser that was held in August. The event was well attend with 253 people and netted \$80k this year versus \$52K that was raised last year with the majority of the funding coming from sponsors. As a thank you to the sponsors, a wine & cheese reception will be held on October 23rd Mr. Klein also advised that Kavod will be presenting a thank you gift to the co-chairs Ms. Zwerdinger and Ms. Siegel for their efforts in a successful fundraiser. Mr. Klein asked those Board members who are not members of the Legacy Society to once again consider joining.

Mr. Klein provided his CEO/President's report. Mr. Klein gave a brief report on the foundation grants Kavod has recently received. He noted Kavod received \$110K from Rose Community Foundations to replace the financial/leasing software and to add a new AL software. Kavod also received 10K from JEWISHcolorado for transportation as well as another Daniels Fund grant for \$50K for programming for activities and community based programming. He noted Kavod received a \$2,000 grant from Hazon for Kavod on the Block. Mr. Klein updated the Board on the status of a physicians group coming to Kavod to see residents. He advised management is in discussion with UC Medical to provide services for two half days a week.

Mr. Friedman advised that since most of his report was already covered during the meeting, he had nothing additional to add; therefore the meeting was adjourned.

Meeting adjourned at 7:02pm