Bay Bluffs
Emmet County Medical Care Facility

Emmet County Department of Health & Human Services Board
Board Meeting Minutes
Thursday, July 23, 2026

Carol Hansen, Chairperson called the meeting to order at 8:04 am at the Bay Bluffs Medical Facility, Harbor Springs, MI.

Board Members Present:	Carol Hansen Manuel Cordova Paul Borchers
Board Members Absent:	None
Staff Present:	Lisa Ashley, Administrator Terri Hendricks
Staff Absent:	None
Others Present:	Don Mapes, County Commissioner Phil Alt , Contract Accountant- Via Zoom

Consent Agenda: Manual Cordova motioned to approve the Consent Agenda, including the Work in Progress update, Paul Borchers supported, no further discussion. **Motion carried unanimously.**

DHHS/Bay Bluffs Board Chairperson's Report: Per Manual Cordova the DHHS meeting was held Tuesday, July 14, 2026. He would like to remind the group of the MCSSA Legislative Conference and MCSSA Annual Conference are scheduled for September 14–15, 2026, in Frankenmuth.

Finance Report:

Monthly Financials May 2026:

Lisa Ashley provided the monthly financials for **May 2026** for the Board's review. The Board reviewed details regarding assets, liabilities and monthly expenses/income which included $5.16 million with $3.10 million in cash. Total liabilities are $2.99 million.

Motion by Manuel Cordova , supported by Carol Hansen to accept the Financial Report for May 2026.
Roll Call Vote: Manuel Cordova, YES. Carol Hansen, YES. Paul Borchers, YES. Motion Carried.

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Accounts Payable: The payables for June/July 2026 were presented for the Boards' review and approval, in the amount of $431,169.42. After a review of the payables, a Motion was made by Carol Hansen, supported by Paul Borchers to approve the June/July 2026 Accounts Payable Report as presented. **Roll Call Vote: Paul Borchers, YES. Manuel Cordova, YES. Carol Hansen, YES. Motion Carried.**

Contracts: None

Capital Expenditures: None

Private Pay Rate Change: Lisa and Mr. Alt presented an analysis regarding current cost of care compared to the Private Pay rate indicating that the current rate of $465 per day is significantly lower than the actual $502 cost per day for care provision. The Board discussed the history of prior Private Pay rates, how rates are set, and the impact on Medicaid reimbursement. After discussion, Manual Cordova made the motion, and Carol Hansen supported, to increase the Private Pay rate to $503 effective October 1, 2026. **Roll Call Vote: Paul Borchers, YES. Manuel Cordova, YES. Carol Hansen, YES. Motion Carried.**

New Business:

Strategic Plan: Lisa Ashley shared a draft document regarding strategic focus for the next several years. The discussion included updates on the NCMC partnership for workforce development, the potential changes coming at the State level regarding the non-available bed plan policy, and future bed capacity needs. These topics will continue to be discussed and developed over the next several months.

Senior Millage application: Lisa will apply for our organization to receive funding from the Senior Millage for our Activity Department, keeping request to same amount as prior year. Motion was made by Carol Hansen, supported by Paul Borchers to approve the Senior Millage application submission as presented. **Roll Call Vote: Paul Borchers, YES. Manuel Cordova, YES. Carol Hansen, YES. Motion Carried.**

Old Business: NONE

Meeting Recap:

Consent agenda was approved along with the financial reports and discussed upcoming millages and the upcoming CENA classes at NCMC will help with staff shortages .

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Adjournment: **Motion** by Carol Hansen, supported by Manual Cordova to adjourn the meeting. All voted "Aye". **Motion Carried**. Meeting adjourned at 10:10am.

Upcoming Meetings: The next Regular Meeting is scheduled for Thursday, August 20, 2026 at 8:00 am ; at the Bay Bluffs Facility.

8/20/26
Date

Carol Hansen, Chairperson

8/20/20
Date

Terri Hendricks, Recording Secretary

Copies to: Carol Hansen, Manny Cordova, Paul Borchers, and Lisa Ashley.