Richland County

Pine Valley Sub Committee

The Richland County Pine Valley Committee convened on Monday, July 21, 2025, in person and virtually at 6:00 PM in the County Boardroom of the Richland County Courthouse.

Call to Order: Committee Acting Chair Mark Gill called the meeting to order at 6:00PM.

Committee Members present: Mark Gill and Pat Rippchen were in person, Sandra Kramer and Marc Couey joined virtually.

Committee Member(s) absent: Gary Manning and Mary Miller.

County Board Members present: Alayne Hendricks.

Attendants: Staff present included Brittany Paulus, Pine Valley Administrator; Jesi Towne-Director of Nursing; and Mari Wipperfurth, Business Office Manager. Marissa Powers, CPA and Audit Supervisor from Johnson Block CPAs joined virtually.

Approval of Agenda and Verification of Posting: Motion by Pat Rippchen second by Mark Gill to approve agenda. Motion carried and agenda declared approved.

Approval of Minutes of the June 16, 2025 Pine Valley Sub-Committee Meeting: No additions, corrections or notes were identified. The minutes of the June 16, 2025 meeting were approved as written.

Public Comment: Acting Chair Mark Gill announced his resignation. He voiced the need for a chair and vice chair to be identified and encouraged people to step up.

Pine Valley Audit Results: Marissa Powers, CPA and Audit Supervisor from Johnson Block CPAs participated virtually to present the 2024 Audit Report. Three (3) documents were provided in advance of the Sub-Committee Meeting for Sub-Committee and public review.

2026 Private Pay and CBRF Rates: Brittany proposed increasing the rates for 2026, noting Pine Valley is in market as far as rates. Brittany suggested the Private Pay rate for the SNF be increased by $10 for a daily rate of $350 and the CBRF rates increase by $96 per month: Basic Rate: $4,876 per month, Enhanced Rate: $5,376 per month, and Advanced Rate: $5,976 per month.

Pine Valley Census Recap: Brittany reviewed the census report for June, averages for SNF were 70 with the CBRF being 15.

Pine Valley Financials – Accounts Receivable Trend Report: Mari reviewed the account receivable trend report. The Days Revenue in A/R for June is 39.31. Target is to be below 40. Mari noted that May's Medicare A Payment of $130,871.96 was not received in June. Had it been, the Days Revenue in A/R for June would have been 34.70. These funds will be reflected in July financials.

Pine Valley Financials-Cash Flow: Mari highlighted cash receipts for June of $976,419 with expenses being $792,667, noting the Memorial Day holiday.

Pine Valley Financials-Consideration of Vouchers: Mari highlighted several checks and welcomed questions. Motion by Sandra Kramer second by Marc Couey to approve the vouchers as presented. Motion carried.

Pine Valley Financials-Aging Report: Mari presented the Aging Report.

Administrator's Report: Update re: Pharmacy Provider: Contract signed with Health Direct. Things are moving forward. Pharmacy will visit Pine Valley on Tuesday, July 22.

Update re: Water Project: Additional inspection of the reservoir was done by a robot. It was determined that the reservoir does not need to be replaced; however, recommendations for maintenance will be/have been made. An inspection report will be issued. Brittany will review Regulations to ensure Pine Valley remains in compliance during and/or after any maintenance or repairs.

State Surveyor Activity: Brittany shared that State is onsite again due to Pine Valley's self-report. Matter 1: CPR was not performed on a resident with a full code status. Matter 2: There was a medication error. We are in an extended survey window, meaning State will return for further survey.

Mark Gill inquired whether PV is still using contracted staff for Nursing. Brittany confirmed the use of contracted staff continues, noting a lack of applicants for RN and LPN positions.

Adjourn: Motion by Sandra Kramer second by Mark Gill to adjourn. Motion carried and meeting adjourned at 6:46 PM.

Next Meeting: Monday, August 18, 2025 at 6:00 PM.

Brittany Paulus, Pine Valley Administrator