



MORONGO BASIN HEALTHCARE DISTRICT

Morongo Basin Health Care District **Community Health Center** **GOVERNING BOARD MEETING**

MINUTES of Thursday, January 8, 2026, at 4:45 p.m.

This meeting convened on the District's campus at 6530 La Contenta Road, Suite 400, Yucca Valley, CA 92284. The meeting was also accessible by Microsoft Teams remote platform.

Mission Statement: *To improve the health and wellness of the communities we serve.*

Vision Statement: *A healthy Morongo Basin.*

Core Values: *Commitment, Collaboration, Accountability, Dignity, Integrity, and Equity*

PRESENT:

- Cody Briggs (*present*)
- Dianne Markle-Greenhouse (*present*)
- Esther Watson (*present*)
- Gloria Cabrera (*absent*)
- Hermoine Gutierrez Rios (*absent*)
- Jackie Todd (*absent*)
- Marc Greenhouse (*present*)
- Lisa Ryan (*present*)
- Pat Cooper (*present*)
- Sean Loomis (*present*)

STAFF:

- Angie Villaluz, Quality Manager (*remote*)
- Beverly Krushat, Board Clerk (*present*)
- Cindy Schmall, CEO (*remote*)
- Debbie Anderson, CFO (*remote*)
- Fredi Levitt, BH Manager (*present*)
- JJ Greer, SR Site Supervisor (*remote*)
- Janeen Duff, Director Strategic Initiatives (*present*)
- Jill Goodwin, Clinical Services Manager (*absent*)
- Kim Harrison, Business Office Services Director (*present*)
- Kelly Hedges-Weiner, Patient Care Svcs. Director
- Mia Fisher, Dental Manager (*present*)
- Sheri Tincher, Patient Financial Manager (*present*)
- Tina Huff, Integrated Health Services Director (*absent*)
- Tricia Gehrlein, CPE/CO (*remote*)

CALL TO ORDER – Board meeting was called to order by Mark Greenhouse at 4:45 p.m.

ROLL CALL - Beverly Krushat called roll call and confirmed there is a quorum.

OBSERVANCES –Sean Loomis read the Mission, Vision, and Core statements.

PUBLIC COMMENTS – There were no public comments.

APPROVAL OF MEETING AGENDA -

Motion 26-131: MSC (Briggs/Markle-Greenhouse) 7/0/3 motion carried to approve January 8, 2026, agenda.

APPROVAL OF CHC CONSENT AGENDA –

Motion 26-132: MSC (Markle-Greenhouse/Ryan) 7/0/3 motion carried to approve December 11, 2025 meeting minutes.

ELECTION OF BOARD OFFICERS – Cindy Schmall, CEO

CEO Schmall explained the roles of Chairperson, Vice Chairperson, Secretary, and Treasurer to the CHC members.

Beverly Krushat opened the nominations for Chairperson of the Board. Sean Loomis indicated that he would be amiable to being Chairperson. Diane Markle-Greenhouse nominated Sean Loomis for Chairperson; Mark Greenhouse seconded the motion. There were no further nominations for Chairperson.

Motion 26-133: MSC (Markle-Greenhouse/Greenhouse) 7/0/3 motion carried to appoint Sean Loomis as Chairperson for 2026.

Beverly Krushat opened the nominations for Vice Chairperson. Dianne Markle-Greenhouse nominated Esther Watson for Vice Chairperson; Cody Briggs seconded the motion. There were no further nominations for Vice Chairperson.

Motion 26-134: MSC (Markle-Greenhouse/Briggs) 7/0/3 motion carried to appoint Esther Watson as Vice Chairperson for 2026.

Before opening the nominations for Secretary. Lisa Ryan asked to define the roll of Secretary. CEO Schmall reiterated what the role of Secretary entails. Beverly Krushat then opened the nominations for Secretary. Dianne Markle-Greenhouse nominated Lisa Ryan; Sean Loomis seconded the motion. There were no further nominations.

Motion 26-135: MSC (Markle-Greenhouse/Loomis) motion carried to appoint Lisa Ryan as Secretary.

Beverly Krushat opened the nominations for Treasurer. Dianne Markle-Greenhouse nominated Pat Cooper, Esther Watson seconded. There were no further nominations for Treasurer. CEO Schmall reminded the members that the District Board follows the CHC Board and that typically they rotate the CHC representative role. If Pat Cooper is not appointed to the CHC Board then we will need to elect a new Treasurer.

Motion 26-136; MSC (Markle-Greenhouse/Watson) 7/0/3 motion carried to appoint Pat Cooper as Treasurer.

APPROVE ANNUAL BUSINESS CALENDAR - Cindy Schmall, CEO

CEO Schmall informed the Board that the calendar is built around HRSA requirements as well as some additional items that either the Board has requested training on or that we need to do, due to our affiliation with the District. There are a few things that need to happen at the beginning of the year, i.e., nominations for officers, conflict of interest, attestation forms, etc. There was no further discussion,

Motion 26-137: MSC (Markle-Greenhouse/Watson) motion carried to approve the annual business calendar.

APPROVE SCOPE AND AVAILABILITY OF HEALTH CENTER SERVICES – Tricia Gehrlein, CPE/CO

HRSA requires a number of things that we must adhere to on an annual basis. The Health Center governing board must approve the scope and availability of the services we provide. The second vote will be on the service sites and hours of operation. It is very important to HRSA that as a community board and a patient board, you are the voice telling us if the services, locations, and hours of what we do is appropriate for our community and the people we serve.

HRSA Form 5a is updated annually with what services we provide in the clinics and that we employ the people to do directly. For example, primary care we employ our doctors and they are reflected in column 1.. We have a provider in pediatrics that we contract with, which is in column two. So for column one we employ the person who does it, column two we may have a contract in-house that provides the service. The third column would be someone contracted outside of MBHD that we pay to see our patients.

We conduct basic health checks, such as pregnancy testing and urinalysis, all of which can be done internally. Additionally, we have personnel who perform lab draws, with samples sent to LabCorp for further analysis. This illustrates our approach of integrating both internal and external contracted services to meet patient needs effectively.

HRSA audits whether we offer all required services and they conduct a comprehensive review of our facilities and medical records to ensure compliance. If an essential service cannot be provided internally, we ensure it is available through community partnerships. An example is we don't have obstetricians on staff and do not deliver babies, instead, we have a contractual arrangement with Dr. Kasco's office. If a referred patient cannot afford the service, Dr. Kasco honors our sliding fee scale under our agreement, guaranteeing equivalent service costs as if the patient were treated on-site.

We offer additional services to address community needs, such as our behavioral health department, dental services, and chiropractic care with Dr. McCollum. Our community health workers are also part of this extended service offering. We seek HRSA's permission to provide these additional services due to unmet community needs in these areas. A brief Q&A period followed.

Motion 26-138: MSC (Greenhouse/Markle-Greenhouse) 7/0/3 motion carried to approve the scope and availability of Health Center services, HRSA form 5a.

APPROVE HEALTH CENTER LOCATIONS AND HOURS- Tricia Gehrlein, CPE/CO

The other part of the requirement is that we present to you where our locations are, our hours of operation and what is provided at each of the locations. Our Yucca Valley clinic has two different addresses, which can be confusing because there are two buildings on one lot. However, our behavioral health services generally operate from 8:30 a.m. to 5:00 p.m., 40 hours a week. Pediatrics also operates 40 hours a week and is licensed to use either building, which is why it's listed twice according to HRSA guidelines. The adult clinic operates from 8:00 a.m. to 5:00 p.m. The asterisk indicates that our lab services start at 7:00 a.m. to accommodate patients needing fasting labs or who have work commitments.

For our Split Rock clinic in 29 Palms, pediatrics operates from 8:30 a.m. to 5:00 p.m., adults from 8:00 a.m. to 5:00 p.m., and dental services are available Wednesday through Friday from 8:30 a.m. to 4:30 p.m., with the lab opening at 7:00 a.m.

Currently, these services operate in our existing buildings, but once we move to the new building, we'll expand to include chiropractic and behavioral health services. We also have a dental clinic in Yucca Valley, known as the Green Building, and a dental mobile unit that goes to schools through a partnership with the Morongo Unified School District. This unit, along with our medical mobile unit, is associated with the 29 Palms clinic address, although they operate throughout the valley.

Our administrative sites include the La Contenta building and a newly purchased building on 29 Palms Highway, previously the 21st Century Oncology building, which is now MBHD property. A brief Q&A period followed.

Motion 26-139: MSC (Markle-Greenhouse/Ryan) 7/0/3 motion carried to approve the scope and availability of Health Center services, HRSA form 5a.

NOVEMBER 2025 FINANCIAL REPORT – Debbie Anderson, CFO

The clinic financials for the month of November show income of \$17,901 and year-to-date shows income of \$156,801. (See tables 1&2)

Clinics broke even in November. Budgeted visits were 2,593 and actual visits were 2,595 so visits were dead on. A new PT provider was hired, an internal staff member has stepped up to cover vacancies, and some of our other providers are doing better than budgeted, all of which has tremendously helped with preventing the visits from going to far below budget.

Quality & 340B continue to bring in monies over budget, helping to bolster better than budgeted revenue. Expenses also continue to be in line with budget, with actual year-to-date operating expenses coming in at \$4,399,420 vs \$4,383,196 of budget, only a .37% variance.

CLINIC CHANGE IN NET POSITION

Table 1 Clinics November 2025

Clinics	Actual Mth	Budget Mth	Over/(Under)	% of Budget
Patient services (net)	582,238	543,835	38,403	7.06%
Grant Revenue	127,742	127,742	-	0.00%
340B Revenue	46,283	24,447	21,836	89.32%
Capitation Fees	182,975	180,832	2,143	1.19%
Records & Interest	178	126	51	40.86%
Cost Report Adjustments	(137,361)	(137,360)	(0)	-0.00%
Quality	48,572	21,042	27,530	130.84%
Other/Misc	20,000	-	20,000	100.00%
	870,626	760,662	109,964	14.46%
Salaries - Clinic	396,521	465,432	68,912	14.81%
Fringe - Clinic	87,051	117,722	30,670	26.05%
Phys Fees - Clinic	83,400	59,798	(23,602)	-39.47%
Purchases Services - Clinic	54,936	60,176	5,240	8.71%
IT, Network & Phones - Clinic	20,670	24,459	3,790	15.49%
Supplies - Clinic	16,262	27,017	10,754	39.81%
Supplies - 340B	31,459	21,622	(9,837)	-45.49%
R&M - Clinic	7,489	6,096	(1,393)	-22.84%
Leases/Rentals - Clinic	100	142	42	29.41%

Table 1 (continued)

Clinics	Actual Mth	Budget Mth	Over/(Under)	% of Budget
Utilities - Clinic	6,508	5,801	(707)	-12.19%
Ins - Clinic	287	302	14	4.75%
Other - Clinic	3,712	8,959	3,247	48.66%
Depreciation	15,771	18,792	3,020	16.07%
	724,166	814,318	90,152	11.07%
Operating Income/(Loss) before Allocation	146,461	(53,655)	200,116	372.97%
Allocation of Overhead for Health Centers	(128,559)	(152,108)	23,548	15.48%
Change in Net Position	17,901	(205,761)	223,662	108.70%

Table 2 Clinics Year to Date

Clinics	Actual YTD	Budget YTD	Over/(Under)	% of Budget
Patient services (net)	3,481,573	3,172,388	309,205	9.75%
Grant Revenue	938,325	664,238	272,087	40.96%
340B Revenue	223,982	142,805	81,356	57.05%
Capitation Fees	922,882	904,159	18,723	2.07%
Records & Interest	983	731	252	34.48%
Cost Report Adjustments	(688,803)	(688,803)	0	0.00%
Quality	377,353	105,208	272,145	258.67%
Other/Misc	45,000	-	45,000	100.00%
	5,301,275	4,302,508	998,767	23.21%
Salaries - Clinic	2,365,419	2,536,806	171,187	6.75%
Fringe - Clinic	530,919	582,010	51,091	8.78%
Phys Fees - Clinic	435,445	348,824	(86,621)	-24.83%
Purchases Services - Clinic	312,192	307,757	(4,434)	-1.44%
IT, Network & Phones - Clinic	109,825	122,297	12,672	10.36%
Supplies - Clinic	247,652	157,597	(90,055)	-57.14%
Supplies - 340B	148,852	120,775	(28,077)	-23.25%
R&M - Clinic	65,557	32,021	(33,537)	-104.73%
Leases/Rentals - Clinic	500	708	208	29.42%
Utilities - Clinic	41,210	40,865	(345)	-0.84%
Ins - Clinic	1,437	1,508	72	4.75%
Other - Clinic	47,988	38,270	(9,728)	-25.42%
Depreciation	92,615	93,957	1,342	1.43%
	4,399,420	4,383,196	(16,224)	-0.37%
Operating Income/(Loss) before Allocation	901,855	(80,888)	982,543	1217.71%
Allocation of Overhead for Health Centers	(745,622)	(887,283)	141,660	15.97%
Operating Income/(Loss) after Allocation	156,232	(967,971)	1,124,203	116.14%
Non-Operating	568	-	568	-100.00%
	568	-	568	-100.00%
Change in Net Position	156,801	(967,971)	1,124,771	116.20%

Grant revenue variance is due to spending for the ARP capital and the HIV grant that was not budgeted (the supplies-clinic line is also higher because some of the expenses for this grant spending is in this line). 340B revenue is higher because we anticipated a tend of more restrictions on the program for the budget period, which has not happened yet. Quality is higher because we anticipated cuts to quality, which hasn't

happened yet. Other/Misc revenue variance is due to grant monies for the MAT program. Physician fees are higher due to increased services being done by all providers. R&M is higher than budgeted due to clinics replacing some windows at the various buildings, which individually don't meet the criteria for capitalization.

Chart A – Visits History Chart

Month	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26
Jul	2,942	3,283	3,091	2,877	2,670	2,758	3,030	3,467
Aug	3,766	3,587	3,015	3,425	3,315	3,195	2,975	3,099
Sep	3,043	3,501	3,065	3,134	3,256	2,593	3,041	3,347
Oct	3,551	3,892	3,264	3,282	3,071	3,027	3,697	3,296
Nov	3,229	3,353	2,627	3,116	2,936	2,928	2,952	2,595
Dec	2,858	3,304	2,976	2,705	2,881	2,556	3,027	-
Jan	3,698	4,010	2,921	2,925	3,001	3,226	3,316	-
Feb	3,198	3,763	3,190	3,068	2,882	2,980	3,303	-
Mar	3,515	2,927	3,516	3,332	3,331	3,032	3,338	-
Apr	3,660	2,066	3,460	3,094	2,896	3,016	3,648	-
May	3,662	2,200	3,043	3,239	3,247	3,143	3,564	-
Jun	3,344	2,786	3,082	3,218	2,939	2,652	3,275	-
Total	40,466	38,672	37,250	37,415	36,425	35,106	39,166	15,804
Total YTD	16,531	17,616	15,062	15,834	15,248	14,501	15,695	15,804

Motion 26-140: MSC (Markle-Greenhouse/Greenhouse) 7/0/3 motion carried to accept and file the November 2025 financial report.

CEO REPORT – Cindy Schmall, CEO

- The CHC board has 10 members and is actively recruiting to ensure we stay in compliance with HRSA.
- Our recruitment efforts for an MD have not led to any candidates. The search continues.
- The Yucca Valley CHC has experienced multiple episodes of costly vandalism and dumping over the past year and so we have installed a fence around the perimeter.
- We are entering the UDS and annual program update with HRSA and will be completing reports and information to be submitted by February 15th.
- Split Rock has continued to make progress including the parking lot paving starting and the ramps and stairs being installed.

Cody Briggs asked what the hiccup is with the bike path and the Joshua Tree.

CEO Schmall replied that the bike path is actually right next to the tree that has a low hanging branch that overlaps the bike path. The branch will have to be removed, which means we have to get a permit from the state.

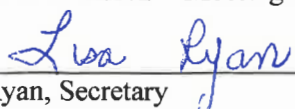
Cody Briggs asked if the EV charging station was open to the public and what MBHD's involvement is. CEO Schmall stated that the charging station will be enclosed behind a fence for non-business hours and she is not sure what the impact will be on the electric bill but it was a requirement and we had to install them.

CALENDAR REVIEW – Cindy Schmall, CEO

CEO Schmall reviewed the calendars with the board members, discussing the upcoming events and talks.

BOARD MEMBER COMMENTS – None

ADJOURNMENT – Meeting adjourned at 5:44 p.m.


 Lisa Ryan, Secretary

