



Park Hospital District

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Regular Meeting of the PHD Board of Directors
Wednesday, August 26, 2026
5:30 P.M.

1. CALL TO ORDER

- A. Welcome
- B. Introductions and Determination of Quorum
- C. Conflict of Interest Disclosures

2. AGENDA APPROVAL

3. CONSENT AGENDA

- A. Park Hospital District Board of Directors Meeting Minutes:
 - 1. June 3, 2026 Regular Meeting
 - 2. June 10, 2026 Special Meeting
 - 3. June 23, 2026 Special Meeting
 - 4. July 14, 2026 Special Meeting
 - 5. July 30, 2026 Special Meeting
 - 6. August 4, 2026 Special Meeting
 - 7. August 18, 2026 Special Meeting

4. PUBLIC HEARING

- A. Public Hearing – Proposed 2026 Supplemental Budget and Appropriation

5. CITIZEN & BOARD COMMENTS

6. FINANCE

- A. Treasurer's Financial Summary
- B. Balance Sheets - May, June, and July 2026
- C. Administrative Budget Summary – Fiscal Year 2026

7. OLD BUSINESS

- A. None

8. NEW BUSINESS

- A. Consideration of Resolution No. 2026-006 Amending the 2026 Budget (*Discussion/Action*)
- B. Legal Counsel Services and Potential Transition of General Counsel (*Discussion/Action*)
- C. Legal Services Authorization and Invoice Approval Procedures (*Discussion*)
- D. Historical District Records Update (*Discussion*)
- E. EVMC Advisory Board Update (*Discussion*)

9. FURTHER BUSINESS

- A. Proposed Agenda Items for Future Meetings
- B. Meetings to Schedule

10. ADJOURNMENT

The Board reserves the right to consider other appropriate items not available at the time the agenda was prepared.
Janet Zeschin, Board Secretary

Agenda Title: Agenda Approval

The Agenda for the August 26, 2026 Regular Board Meeting includes:

3. CONSENT AGENDA

A. Park Hospital District Board of Directors Meeting Minutes:

1. June 3, 2026 Regular Meeting
2. June 10, 2026 Special Meeting
3. June 23, 2026 Special Meeting
4. July 14, 2026 Special Meeting
5. July 30, 2026 Special Meeting
6. August 4, 2026 Special Meeting
7. August 18, 2026 Special Meeting

4. PUBLIC HEARING

A. Public Hearing – Proposed 2026 Supplemental Budget and Appropriation

5. CITIZEN & BOARD COMMENTS

6. FINANCE

- A. Treasurer's Financial Summary
- B. Balance Sheets May, June, and July, 2026
- C. Administrative Budget Summary - Fiscal Year 2026

7. OLD BUSINESS

A. None

8. NEW BUSINESS

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- B. Legal Counsel Services and Potential Transition of General Counsel (*Discussion/Action*)
- C. Legal Services Authorization and Invoice Approval Procedures (*Discussion*)
- D. Historical District Records Update (*Discussion*)
- E. EVMC Advisory Board Update (*Discussion*)

9. FURTHER BUSINESS

- A. Proposed Agenda Items for Future Meetings
- B. Meetings to Schedule

10. ADJOURNMENT

Board Action Needed:

A Motion to (approve or modify) the Agenda as presented.

Agenda Title: Consent Agenda

The Consent Agenda for the June 3, 2026 Regular Board Meeting includes:

A. PHD Board of Directors Meeting Minutes:

1. June 3, 2026 Regular Meeting
2. June 10, 2026 Special Meeting
3. June 23, 2026 Special Meeting
4. July 14, 2026 Special Meeting
5. July 30, 2026 Special Meeting
6. August 4, 2026 Special Meeting
7. August 18, 2026 Special Meeting

Attachments:

☐ Resolution
☐ Report
☐ Contract

☐ Letter
☒ Minutes
☐ Map

☐ Other

Board Action Needed:

A Motion to (approve or modify) the Consent Agenda as presented.

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS FOR THE PARK HOSPITAL DISTRICT

*Wednesday, June 3, 2026 – 5:30 p.m.
Estes Park Town Hall Board Room
170 MacGregor Avenue, Estes Park, CO 80517*

Present: Dr. Cory Workman, Dr. Steve Alper, Brigitte Foust, Janet Zeschin
Absent: Dr. Tom Leigh (*Excused Absence*)
Staff: Heather Drees, Orlando Lopez
Others: Linnea Carter, Phil and Tara Moenning (*Citizens*), Suzy Blackhurst, Estes Valley Voice
John Shirtcliff and Christ Dillon, Eide Bailly, LLP

Prior notice of this meeting was duly given by posting the notice on the Park Hospital District website in accordance with applicable requirements. The meeting was then called and held as shown, after full and timely public notice and in accordance with the requirements of Colorado law, including the Colorado Open Meetings Law, C.R.S. § 24-6-402.

CALL TO ORDER

Board Chair Workman called the meeting to order at 5:31 p.m. A quorum was present.

Board Chair Cory Workman welcomed attendees to the meeting. He then inquired whether any Board members had a conflict of interest related to any item on the agenda. No conflicts of interest were disclosed.

Approval of Agenda

The agenda for the meeting included:

1. **CALL TO ORDER**
 - A. Welcome
 - B. Conflict of Interest Disclosures
2. **AGENDA APPROVAL**
3. **CONSENT AGENDA**
 - A. Park Hospital District Board of Directors Meeting Minutes:
 1. April 2, 2026 Special Meeting
 2. April 9, 2026 Special Meeting
 3. April 16, 2026 Special Meeting
 4. April 22, 2026 Regular Meeting
 5. April 29, 2026 Special Meeting
 6. May 7, 2026 Special Meeting
 7. May 13, 2026 Special Meeting
4. **BOARD ORGANIZATION**
 - A. Election of Officers
 - B. Conflict of Interest Forms
5. **CITIZEN & BOARD COMMENTS**
6. **FINANCE**
 - A. Treasurer's Financial Summary
 - B. Balance Sheet April 30, 2026
 - C. Administrative Budget Summary – Fiscal Year 2026

RECORD OF PROCEEDINGS

7. OLD BUSINESS

- A. UCHealth and Park Hospital District MOU Update (*Discussion/Action*)
- B. Consideration of Resolution Regarding Remittance of Funds to UCHealth (*Discussion/Action*)
- C. Ascensus Update (*Discussion/Action*)

8. NEW BUSINESS

- A. 2025 Audit Presentation by Eide Bailly (*Review/Action*)
- B. Consideration of Formal Request for Records (*Discussion/Action*)
- C. Mission, Vision, and Core Values Development Discussion (*Discussion*)

9. FURTHER BUSINESS

- A. Proposed Agenda Items for Future Meetings
- B. Meetings to Schedule

10. ADJOURNMENT

Discussion: None

Moved by Steve Alper, seconded by Brigitte Foust, to approve the Agenda as presented.

No further discussion. Ayes – 4. Motion carried unanimously.

CONSENT AGENDA

The Board reviewed the consent agenda, which included approval of the minutes from the April 2, 2026 Special Meeting, April 9, 2026 Special Meeting, April 16, 2026 Special Meeting, April 22, 2026 Regular Meeting, April 29, 2026 Special Meeting, May 7, 2026 Special Meeting, and the May 13, 2026 Special Meeting.

No items were requested for removal.

Moved by Steve Alper, seconded by Janet Zeschin, to approve the Consent Agenda as presented.

No discussion. Ayes – 4. Motion carried unanimously.

BOARD ORGANIZATION

As part of the District's annual organizational activities, the Board conducts several housekeeping items to ensure continued compliance with District bylaws, governance practices, and ethical standards. These activities are typically completed at or near the District's annual meeting and provide an opportunity for the Board to organize for the upcoming year.

Election of Officers

Pursuant to Sections 7.2 and 7.3 of the District Bylaws, the Board is required to elect officers upon expiration of the current officers' one-year terms.

Chair Cory Workman reviewed the current slate of Board officers: Cory Workman, Chair; Steve Alper, Vice Chair; Janet Zeschin, Secretary; Brigitte Foust, Treasurer; and Tom Leigh, Member at Large.

Moved by Janet Zeschin, seconded by Brigitte Foust, to continue the current slate of officers for 2026–2027.

No discussion. Ayes – 4. Motion carried unanimously.

The Board officers will remain as follows:

- Cory Workman, Chair
- Steve Alper, Vice Chair
- Janet Zeschin, Secretary
- Brigitte Foust, Treasurer
- Tom Leigh, Member at Large

RECORD OF PROCEEDINGS

Conflict of Interest Forms

Board members are required to complete a Conflict of Interest Disclosure Form annually to disclose any actual or potential conflicts of interest. Forms were distributed to all Board members, who were asked to complete and return them to the Board Coordinator.

CITIZEN & BOARD COMMENTS

Citizen Comments:

Chair Workman invited comments from citizens attending in person and online. No public comments were received.

Board Comments:

Chair Workman acknowledged that the Board had received several emails from citizens expressing concerns regarding Salud Family Health Centers. He stated that UCHealth is one of the largest providers of care to underserved populations in Colorado and noted that, according to information previously provided by UCHealth President and CEO Elizabeth Concordia, approximately one in three UCHealth patients is part of an underserved population or has some form of financial need. He expressed confidence in UCHealth's ability to serve the healthcare needs of the Estes Valley community.

Chair Workman closed the Citizen & Board Comments portion of the meeting.

FINANCE

Treasurer's Financial Summary

Treasurer Brigitte Foust presented the District's financial summary, including the April 30, 2026 Balance Sheet and the Administrative Budget Summary through May 29, 2026. She reported that known outstanding legal expenses exceed the amount appropriated in the 2026 Budget and that a formal budget amendment will be required before those invoices can be paid. The total cost associated with terminating the Ascensus retirement plan remained unknown and was not included in the financial projections.

Balance Sheet – April 30, 2026

Treasurer Foust reported total assets of \$28,954,949.55, consisting of \$2,105,636.55 in cash held at the Bank of Estes, \$1,342,137.00 in land, and \$25,507,176.00 in buildings. She noted that the District's operational assets were transferred to UCHealth under the Affiliation Agreement.

Total known liabilities were \$186,695.13, representing unpaid legal invoices through April 30, 2026. The District's net position was \$28,768,254.42. Compared with March 31, 2026, cash increased by \$471,259.81 and the District's net position increased by \$467,673.84.

The reported liabilities did not include legal invoices received after April 30, 2026, or the pending and currently unquantified Ascensus plan-termination costs.

Administrative Budget Summary

Treasurer Foust reported that the District had expended \$144,131.23, or approximately 72.1%, of its \$200,000.00 administrative appropriation as of May 29, 2026. The remaining balance was \$55,868.77. Based on anticipated expenditures of \$53,887.50 during the remaining seven months of the year, the District was projected to finish \$1,981.27 under budget under the base scenario.

The \$50,000.00 legal-services appropriation had been fully committed, with \$42,512.50 paid and the remaining \$7,487.50 allocated toward outstanding invoices. The District had received outstanding legal invoices totaling \$210,739.13 that exceeded the amount available under the adopted budget. Treasurer Foust stated that these invoices could not be paid without a formal amendment to the 2026 Budget. If all outstanding legal invoices were included, the District was projected to exceed its administrative appropriation by \$201,270.36. Additional legal expenses and the final Ascensus plan-termination costs remained unknown.

Chair Workman explained that Ascensus administers the retirement plan previously maintained by the District when it operated the hospital. As participants transfer funds out of the plan, the associated management fees decrease. The

RECORD OF PROCEEDINGS

District was working with Hall & Render regarding the plan-termination process, which would ultimately include an IRS review that could take up to 12 months to complete.

Director Alper noted that the \$200,000.00 administrative appropriation was established using the best information available at the time and that legal and retirement-plan expenses were greater than anticipated. He expressed confidence that the Budget would be amended and adequate funding would be available to meet the District's obligations. Treasurer Foust clarified that the original appropriation was based on historical administrative spending and did not anticipate the current level of legal fees or retirement-plan expenses.

Chair Workman stated that UCHealth was aware of the situation and that the Board would consider an amended budget as soon as additional information became available.

OLD BUSINESS

UCHealth and Park Hospital District MOU Update (Discussion/Action)

Legal counsel for the Park Hospital District and UCHealth have been engaged in ongoing discussions regarding a proposed Memorandum of Understanding (MOU). The proposed MOU is intended to clarify certain aspects of the parties' ongoing relationship, including the process for transferring property tax revenue, financial commitments, governance considerations, and the District's financial oversight responsibilities.

Chair Workman explained that, under the Definitive Agreement, the District retains funds necessary to support its approved administrative budget, currently \$200,000.00, while the remaining property tax revenue is transferred to Estes Park Health/UCHealth to support the continued delivery of healthcare services in the Estes Valley. The MOU is intended to establish a clear and efficient process for those transfers while ensuring that the District maintains appropriate oversight of public tax revenue.

Chair Workman reported that the parties were continuing to negotiate the MOU and that additional revisions were anticipated. Once negotiations are complete, a final draft will be presented to the Board for review and approval. A special meeting may be scheduled for the Board to consider the final MOU.

No Board action was taken.

Consideration of Resolution Regarding Remittance of Funds to UCHealth (Discussion/Action)

Chair Workman presented proposed Resolution 2026-004, authorizing the remittance of excess 2025 funds and a one-time good-faith payment to UCHealth.

Pursuant to Section 5.1 of the Integration and Affiliation Agreement (IAA), the District is required to remit to UCHealth any unexpended portion of the prior year's administrative funds. Following the December 1, 2025 transition of hospital operations, the District identified \$44,417.97 in remaining December 2025 revenue for remittance to UCHealth.

The Board previously reviewed the proposed remittance during its May 13, 2026 special meeting. At that time, the Board also discussed a proposed one-time good-faith payment of \$500,000.00 from 2026 property tax revenue. The proposed payment was intended to support Estes Park Health during the ongoing negotiation of a Memorandum of Understanding between the District and UCHealth. No formal action was taken at the May 13 meeting pending confirmation of the calculations and receipt of final routing and accounting information.

Chair Workman read proposed Resolution 2026-004 into the record. The resolution would authorize the remittance of \$44,417.97 in remaining 2025 funds and an additional \$500,000.00 good-faith payment from 2026 property tax revenue. It would also authorize the Board Chair and Treasurer to take the actions necessary to complete the transfers.

Treasurer Foust stated that the resolution should distinguish between the unused portion of the December 2025 administrative allowance and the remaining property tax revenue. She explained that the administrative portion for December was approximately \$16,666.67 and that, after approximately \$1,900.00 in District expenses, the unexpended administrative amount was approximately \$14,766.67. The remainder of the proposed \$44,417.97 remittance represented property tax revenue rather than unspent administrative funds.

RECORD OF PROCEEDINGS

Treasurer Foust also raised concerns regarding the proposed \$500,000.00 payment. She noted that the adopted Budget includes a single line item for the total annual transfer to UCHealth and recommended that the District amend its 2026 Budget before making the payment, particularly because other expenses had already exceeded their current appropriations.

The Board discussed completing the necessary budget amendment and incorporating the timing and process for future transfers into the MOU under negotiation with UCHealth. Chair Workman agreed that the Budget should be balanced and the resolution revised before the Board authorized the transfers.

Moved by Cory Workman, seconded by Brigitte Foust, to table Resolution 2026-004 pending consideration of an amended 2026 Budget.

No further discussion. Ayes – 4. Motion carried unanimously.

Ascensus Update (Discussion/Action)

Chair Workman provided an update regarding the Ascensus retirement plan previously maintained by the District on behalf of Estes Park Health and its employees. Following the transition of hospital operations to UCHealth, the District has continued working to terminate the plan and provide remaining participants with the opportunity to transfer or otherwise withdraw their funds.

The District is working with Hall & Render and retirement-plan specialists to identify available options for completing the termination process while complying with applicable Internal Revenue Service requirements and federal retirement-plan laws. Chair Workman noted that the administrative and termination costs associated with the plan are significantly higher than the amount anticipated in the District's 2026 Budget.

The District is evaluating ways to expedite the termination process, reduce continuing administrative fees, and close the plan as soon as legally and administratively possible. Additional information, including available options, anticipated costs, and required next steps, will be presented to the Board as it becomes available.

No Board action was taken.

NEW BUSINESS

2025 Audit Presentation by Eide Bailly (Review/Action)

John Shirtcliff, Audit Partner with Eide Bailly LLP, and Chris Dillon, Senior Audit Manager, joined the meeting by videoconference to present the results of the District's 2025 financial statement audit. Mr. Shirley explained that he assumed responsibility for the engagement following the departure of the previous audit partner and that the audit required coordination among the District, UCHealth, legal counsel, and Eide Bailly due to the December 1, 2025 transfer of hospital operations.

Mr. Shirtcliff explained that the Park Hospital District remained a governmental reporting entity throughout the entire fiscal year. Accordingly, Eide Bailly prepared one audit report for the fiscal year ending December 31, 2025, with the financial statements and related notes separately identifying activity through November 30, 2025, the assets and liabilities transferred to UCHealth effective December 1, 2025, and the District's remaining financial position and December activity. Draft financial statements were being finalized, with issuance anticipated within approximately one to two weeks.

Eide Bailly issued an unmodified, or "clean," audit opinion, indicating that the financial statements were fairly presented in all material respects. There were no changes in significant accounting policies, no management influence over the audit process, and no uncorrected audit adjustments exceeding the applicable reporting threshold.

Audit adjustments included recognition of severance-payment liabilities incurred before the transition that remained obligations of the District under the applicable agreements, as well as approximately \$6,000.00 in December depreciation expense for real property retained by the District.

Mr. Shirtcliff reviewed the significant changes to the District's financial position resulting from the transfer of healthcare operations to UCHealth. Following the transaction, the District's financial statements became substantially less complex.

RECORD OF PROCEEDINGS

The District's remaining assets primarily consisted of cash, property tax receivables, land, buildings, and construction in progress. The District also retained its authority to collect property tax revenue, subject to its obligations to transfer applicable funds to UCHealth.

The transfer of healthcare operations resulted in a significant accounting loss because the value of the assets transferred exceeded the liabilities assumed by UCHealth. Mr. Shirley encouraged the Board to review the notes to the financial statements, which provide detailed information regarding the transaction and the allocation of responsibilities between the District and UCHealth.

Mr. Shirtcliff also discussed the Medicare cost report for the period ending December 31, 2025. The report reflected an estimated settlement payable of approximately \$487,000.00. Under the applicable agreement, UCHealth is responsible for any payment or entitled to any receivable resulting from the cost report and its subsequent review. The report may be subject to either an audit or desk review by the Medicare Administrative Contractor, with final settlement generally occurring within 12 to 24 months. The required cost-report documentation had been provided to UCHealth for submission through the Centers for Medicare & Medicaid Services portal.

In response to questions from the Board, Mr. Shirtcliff advised the District to remain diligent in budgeting, forecasting anticipated expenses, and managing the limited administrative funds available to the District. The Board also discussed making the completed audit available on the District's website. It was noted that the audit would be a public record following issuance.

Moved by Steve Alper, seconded by Brigitte Foust, to accept the Park Hospital District audit reports for the fiscal periods ending November 30, 2025, and December 31, 2025, as presented by Eide Bailly LLP, and authorize their filing and submission as required by law.

No further discussion. Ayes – 4. Motion carried unanimously.

Chair Workman thanked Eide Bailly for its work and recognized Treasurer Foust for the substantial time she devoted to locating records, coordinating with the auditors, and supporting completion of the audit.

Consideration of Formal Request for Records (Discussion/Action)

The District has been working to identify and obtain historical records necessary to fulfill its governance, legal, financial, public records, and records-retention obligations. Following the affiliation transaction, certain historical Park Hospital District records may remain in the possession of UCHealth, Estes Park Health, or other parties.

The Board reviewed a draft letter formally requesting access to and copies of District records historically maintained at the hospital. The requested materials included governance records, Board actions, financial and audit records, property and real estate records, election records, and other historical and strategic documents belonging to or required to be maintained by the District.

Chair Workman emphasized the importance of ensuring that the District has access to a complete historical record and can comply with applicable Colorado public records and special district records-retention requirements.

Director Zeschin recommended revising the letter to request an acknowledgment within seven to ten business days. The acknowledgment would confirm receipt of the request and provide an initial update regarding the status of the records and the anticipated timeline for their production.

Moved by Cory Workman, seconded by Brigitte Foust, to approve the formal request for historical District records, with the addition of a requested acknowledgment within seven to ten business days.

No further discussion. Ayes – 4. Motion carried unanimously.

Following the vote, the Board discussed who would transmit the approved request and agreed that Director Zeschin, as Board Secretary, would sign and transmit the letter on behalf of the District.

RECORD OF PROCEEDINGS

Mission, Vision, and Core Values Development Discussion (Discussion)

The Board continued its discussion regarding the development of Mission, Vision, and Core Values statements for the Park Hospital District. Chair Workman noted that the Board began discussing the need for these statements during the prior year and that a preliminary draft was included in the meeting packet.

The draft statements presented for discussion were:

Mission: To provide comprehensive oversight of the District's tax levy responsibilities and support the healthcare partnership that provides essential healthcare services for Park Hospital District residents and visitors.

Vision: To support a community-focused partnership that strengthens local healthcare services.

Core Values:

- Transparency: Open communication with the community.
- Responsibility: Reliable completion of the District's duties.
- Partnership: Support for a strong healthcare partnership.
- Integrity: Honest and fair governance.
- Service: Commitment to the community's well-being.

Director Zeschin recognized Treasurer Foust's work in preparing the draft and noted that she had suggested several minor revisions. Board members agreed that establishing Mission, Vision, and Core Values statements is important to the District and acknowledged that all Board members, including absent Director Leigh, had previously expressed interest in their development.

The Board generally supported the draft as a starting point and agreed to continue refining the statements for consideration at a future meeting.

No Board action was taken.

FURTHER BUSINESS

Proposed Agenda Items for Future Meetings

The Board identified the following matters for consideration at future meetings:

- Amendment of the District's 2026 Budget;
- Completion and consideration of the Memorandum of Understanding with UCHealth;
- Reconsideration of Resolution 2026-004 regarding the remittance of funds to UCHealth;
- Continued development and finalization of the District's Mission, Vision, and Core Values; and
- An update regarding the Ascensus retirement plan and plan-termination process.

Chair Workman stated that these matters would likely be addressed through one or more special meetings at the District's office at Vert Coworking. The Board agreed that amendment of the 2026 Budget should be completed as soon as possible.

Meetings to Schedule

Chair Workman stated that the Board anticipated holding one or two special meetings during June to address the budget amendment and other pending matters. Notices of all special meetings would be posted on the District's website in accordance with applicable public notice requirements.

The Board planned to pause its monthly regular meeting schedule during July and resume regular meetings on the last Wednesday in August.

- **Next Regular Board Meeting:** Wednesday, August 26, 2026 at 5:30 p.m. – Town Hall, Board Meeting Room
- **Board Special Meeting:** TBD

RECORD OF PROCEEDINGS

Other

Chair Workman invited any final comments from those attending in person or online. No additional comments were received.

Chair Workman recognized Greystone Technologies for its work developing the District's new website. He noted that training had been provided to him and the Board Coordinator regarding website management and posting. Board members expressed support for adding District policies and other public information to the website to improve public accessibility and transparency.

Adjournment

Moved by Steve Alper, seconded by Brigitte Foust, to adjourn the meeting at 6:27 p.m.

No discussion. Ayes – 4. Motion carried unanimously.

Cory Workman, Board Chair

Janet Zeschin, Board Secretary

Recorded by Heather Drees, Board Coordinator

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS FOR THE PARK HOSPITAL DISTRICT

*Wednesday, June 10, 2026 – 8:00 a.m.
District Administration Office – Vert Conference Room
1280 Big Thompson Avenue, Estes Park, CO 80517*

Present: Dr. Cory Workman, Dr. Steve Alper, Brigitte Foust, Janet Zeschin, Dr. Tom Leigh
Absent: None
Staff: Heather Drees
Others: Linnea Carter, Jim and Gail Cozette (*Citizens*); Suzy Blackhurst, Estes Valley Voice;
David Snow and Bill Roberts, Hall & Render

Prior notice of this meeting was duly given by posting the notice on the Park Hospital District website in accordance with applicable requirements. The meeting was then called and held as shown, after full and timely public notice and in accordance with the requirements of Colorado law, including the Colorado Open Meetings Law, C.R.S. § 24-6-402.

CALL TO ORDER

Board Chair Workman called the meeting to order at 8:05 a.m. A quorum was present.

APPROVAL OF AGENDA

The agenda for the Special Meeting included:

3. Executive Session
Executive Session pursuant to § 24-6-402(4)(b), C.R.S., for the purpose of receiving legal advice regarding the Ascensus retirement plan and related financial obligations, and regarding the Memorandum of Understanding with UCHealth, including flow of funds and the associated budget request.
4. Return to Open Session
5. Consideration of Ascensus Retirement Plan Obligations and Related Invoices (*Discussion/Action*)
6. Consideration of Memorandum of Understanding Budget Request and Flow of Funds (*Discussion/Action*)
7. Consideration of Request for Inventory of Historical Park Hospital District Records (*Discussion/Action*)
8. Citizen and Board Comments
9. Proposed Agenda Items for Future Meetings
10. Adjournment

Discussion: None

Moved by Steve Alper, seconded by Brigitte Foust, to approve the Agenda as presented.

No further discussion. Ayes – 5. Motion carried unanimously.

RECORD OF PROCEEDINGS

EXECUTIVE SESSION

The Board considered entering executive session to receive legal advice regarding the Ascensus retirement plan and related financial obligations and regarding the proposed Memorandum of Understanding with UCHealth, including the flow of funds and associated budget request.

Director Leigh questioned why an executive session was necessary and stated that he did not believe one was needed. Mr. Snow explained that the proposed MOU would require negotiations and that the executive session would allow the Board to receive related legal advice.

Moved by Steve Alper, seconded by Janet Zeschin, to enter executive session pursuant to § 24-6-402(4)(b), C.R.S., for the purpose of receiving legal advice regarding the Ascensus retirement plan and related financial obligations, and regarding the Memorandum of Understanding with UCHealth, including flow of funds and the associated budget request.

No further discussion. Ayes – 4; Nays – 1 (Director Leigh). Motion carried.

Attorneys David Snow and Bill Roberts of Hall & Render participated in the executive session to provide legal advice to the Board.

RETURN TO OPEN SESSION

Board Chair Cory Workman reconvened the meeting in open session at 9:20 a.m. The Executive session was held from 8:08 a.m. to 9:20 a.m.

CONSIDERATION OF ASCENSUS RETIREMENT PLAN OBLIGATIONS AND RELATED INVOICES (Discussion/Action)

Following the executive session, Chair Workman reported that the Board was not prepared to take action regarding the Ascensus retirement plan obligations or related invoices. Additional information was needed regarding the number of remaining plan participants, the funds held in the plan, the District's financial obligations, and the work plan for transitioning participants and terminating the plan.

The Board discussed that the retirement plan was maintained by the District for hospital employees and that participants contributed to the plan in place of Social Security. Remaining participants must be notified and provided an opportunity to transfer their funds to another eligible retirement arrangement. Hall & Render was working with retirement-plan professionals on the filings and other legal and administrative requirements necessary to terminate the plan.

Board members acknowledged that plan termination would require time to satisfy participant-notification, Internal Revenue Service, and other legal requirements. The Board agreed that it should receive complete and accurate information before making decisions in order to protect both plan participants and District funds. The matter will return to the Board when additional information is available.

No Board action was taken.

CONSIDERATION OF MEMORANDUM OF UNDERSTANDING BUDGET REQUEST AND FLOW OF FUNDS (Discussion/Action)

The Board continued its consideration of the proposed Memorandum of Understanding (MOU) with UCHealth regarding the transfer of property tax revenue, the District's budget needs, and the mechanics of future payments. Chair Workman stated that the Board was not prepared to act because the Ascensus obligations and other District expenses must first be better defined.

Treasurer Foust was continuing to revise the District's 2026 Budget to reflect actual and anticipated expenses. The Board anticipated considering an amended budget at a future special meeting, including funding for 2026 obligations and planning for 2027.

RECORD OF PROCEEDINGS

The Board discussed that the Definitive Agreements require the transfer of applicable property tax revenue to UCHealth but do not clearly establish the timing or mechanics of those transfers. The proposed MOU is intended to address whether transfers will occur monthly, quarterly, annually, or on another schedule, as well as the account and routing information needed to process payments. The Board agreed that it would ultimately need to establish an appropriate transfer process but required additional financial and operational information before proceeding.

No Board action was taken.

CONSIDERATION OF REQUEST FOR INVENTORY OF HISTORICAL PARK HOSPITAL DISTRICT RECORDS (Discussion/Action)

At its June 3, 2026 regular meeting, the Board authorized a formal request for historical District records that may remain in the possession or control of UCHealth, Estes Park Health, legal counsel, or other custodians. Following additional review, the request was revised to seek an inventory of responsive records before requesting physical or electronic production.

The proposed inventory would identify each record category's general description, approximate date range, format, and storage location. The request focused on governance, formation, Board actions, elections, financial oversight, audits, property, agreements, legal matters, strategic planning, and records-management information required to be retained permanently or under applicable Colorado records-retention requirements. Hospital operational, patient, personnel, medical, employment, and credentialing records were expressly excluded except where necessary to document official District governance actions or ownership interests.

Board members explained that the District has limited physical storage and only one staff member. Requesting an inventory first would allow the District to understand the quantity, format, and location of responsive records; identify appropriate storage or preservation arrangements; and avoid receiving unorganized boxes without sufficient capacity to review them. Following receipt of the inventory, the Board may determine which records should be transferred, copied, preserved, or made accessible.

The draft requested a written acknowledgment within seven to ten days and an anticipated timeline for completing the inventory. The Board discussed addressing the letter to Vern Carda, President of UCHealth Estes Valley Medical Center, copying Kevin Unger, and allowing the District to request additional record categories if later identified. Director Zeschin would sign the final letter as Board Secretary.

Moved by Cory Workman, seconded by Brigitte Foust, to approve and transmit a formal request and Attachment A to Vern Carda, with a copy to Kevin Unger, and with the understanding that the District may request additional categories of records if needed.

No further discussion. Ayes – 5. Motion carried unanimously.

Following the vote, the Board agreed that the letter should state that any additional record categories identified later may be requested separately.

CITIZEN AND BOARD COMMENTS

Chair Workman invited comments from Board members and citizens attending the meeting.

A Board member requested an update regarding the previously discussed review by special district counsel of the Board Chair's duties under the District's Bylaws. Chair Workman stated that the matter had been deferred temporarily while the Board addressed the budget, Ascensus plan, and MOU. The Board discussed information indicating that UCHealth had previously retained special district counsel to review the transaction documents and District Bylaws. The Board agreed to determine whether written documentation of that review was available and, if so, whether it addressed the specific bylaw provision in question. If sufficient documentation was not available, the Board could reconsider obtaining an independent review.

RECORD OF PROCEEDINGS

Chair Workman thanked the Board and attendees for their flexibility in attending the special meeting. One citizen expressed appreciation for the Board's work. Another citizen suggested that Rachel Ryan may be the individual responsible for the requested historical records. The Board agreed that the inventory request should remain addressed to Mr. Carda, who could direct it to the appropriate records custodian.

PROPOSED AGENDA ITEMS FOR FUTURE MEETINGS

The Board identified the following matters for consideration at its next special meeting:

- A revised 2026 Budget and related budget message;
- An update regarding the Ascensus retirement plan, anticipated fees, and termination process;
- An update regarding the proposed MOU with UCHealth and the flow of funds;
- Any available information concerning the requested review of the District Bylaws and Board Chair duties; and
- Consideration of an Eide Bailly service or engagement agreement for future accounting and audit services.

The Board tentatively scheduled a special meeting for Tuesday, June 23, 2026, at 8:00 a.m. at the District Administration Office – Vert Conference Room. The agenda could include an executive session if additional legal advice was required. New information received from legal counsel would be provided to the Board Coordinator for distribution to all Board members.

ADJOURNMENT

Moved by Steve Alper, seconded by Brigitte Foust, to adjourn the meeting at 9:40 a.m.

No discussion. Ayes – 5. Motion carried unanimously.

Cory Workman, Board Chair

Janet Zeschin, Board Secretary

Recorded by Heather Drees, Board Coordinator

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS FOR THE PARK HOSPITAL DISTRICT

*Tuesday, June 23, 2026 – 8:00 a.m.
District Administration Office – Vert Conference Room
1280 Big Thompson Avenue, Estes Park, CO 80517*

Present: Dr. Cory Workman, Dr. Steve Alper, Brigitte Foust, Janet Zeschin, Dr. Tom Leigh
Absent: None
Staff: Heather Drees
Others: Suzy Blackhurst, Estes Valley Voice

Prior notice of this meeting was duly given by posting the notice on the Park Hospital District website in accordance with applicable requirements. The meeting was then called and held as shown, after full and timely public notice and in accordance with the requirements of Colorado law, including the Colorado Open Meetings Law, C.R.S. § 24-6-402.

CALL TO ORDER

Board Chair Workman called the meeting to order at 8:01 a.m. A quorum was present.

APPROVAL OF AGENDA

The Board reviewed the agenda for the special meeting. Chair Workman noted that the meeting was limited to one hour because of scheduling constraints.

The agenda for the Special Meeting included:

3. Review and Approval of Eide Bailly Master Services Agreement for Audit Services (*Discussion/Action*)
4. Discussion of Potential Legal Review of District Bylaws (*Discussion/Action*)
5. Mission, Vision, and Core Values Development Discussion (*Discussion*)
6. Update on Historical District Records Request (*Discussion*)
7. Citizen and Board Comments
8. Proposed Agenda Items for Future Meetings
9. Adjournment

Discussion: None

Moved by Steve Alper, seconded by Janet Zeschin, to approve the Agenda as presented.

No further discussion. Ayes – 5. Motion carried unanimously.

REVIEW AND APPROVAL OF EIDE BAILLY MASTER SERVICES AGREEMENT FOR AUDIT SERVICES (Discussion/Action)

Treasurer Foust presented the Eide Bailly LLP Master Services Agreement (MSA). She explained that the MSA is a standard agreement used by audit firms to establish the general terms and conditions governing professional services. The agreement must be in place before Eide Bailly can perform future annual audit services; specific audit services and fees will be addressed separately through engagement letters or statements of work.

RECORD OF PROCEEDINGS

Board members discussed continuing with Eide Bailly for both audit and accounting services and expressed satisfaction with the firm's work for the District. The MSA itself did not authorize a specific paid engagement.

Moved by Brigitte Foust, seconded by Steve Alper, to approve the Master Services Agreement between Park Hospital District and Eide Bailly LLP and authorize the Board Chair to execute the agreement on behalf of the District.

No further discussion. Ayes – 5. Motion carried unanimously.

DISCUSSION OF POTENTIAL LEGAL REVIEW OF DISTRICT BYLAWS (Discussion/Action)

The Board continued its discussion regarding Section 7.4 of the District Bylaws, which describes the duties and authority of the Board Chair. Treasurer Foust reported that she had confirmed that a special district attorney had not previously reviewed the District's bylaws as the Board had understood. She stated that Colorado special district law permits a board to adopt and amend bylaws, provided they do not conflict with applicable law, and suggested that the principal question was whether the Board wished to revise the description of the Chair's duties.

The Board reviewed language stating that, subject to the discretion and supervision of the Board, the Chair has general and active control of the District's affairs and business and general supervision of its officers, agents, and employees. Directors discussed whether that language was overly broad for the District's current structure and whether it could be interpreted to grant authority that belongs to the Board acting as a whole. Concerns were raised regarding independent authority to commit District funds, enter contracts, authorize expenditures, retain counsel, initiate or settle litigation, or otherwise act for the District outside a duly noticed public meeting.

Board members also discussed the District's legal expenditures and the importance of Board oversight when expenses exceed amounts anticipated in the adopted budget. Chair Workman stated that District legal work had been undertaken pursuant to prior Board motions and resolutions and that he had not made unilateral decisions on behalf of the Board. The Board acknowledged that the District's role changed substantially after the transfer of hospital operations and generally agreed that the Chair's duties should be reviewed and clarified for the District's current structure.

The Board considered using proposed alternative language as a starting point, reviewing bylaws from comparable hospital districts, consulting Special District Association resources, and obtaining a limited review by Lyons Gaddis or another qualified special district attorney. The requested legal review would be limited to the proposed revision concerning the Board Chair's role and authority.

Moved by Steve Alper, seconded by Cory Workman, to amend the Board's prior direction and obtain a proposal from a special district attorney to review and provide feedback and recommendations regarding proposed revisions to the Board Chair's duties under the District Bylaws.

No further discussion. Ayes – 5. Motion carried unanimously.

The Board subsequently reached consensus that the cost of the limited legal review should not exceed \$1,000 without further Board consideration.

MISSION, VISION, AND CORE VALUES DEVELOPMENT DISCUSSION (Discussion)

The Board reviewed a revised draft of the District's Mission, Vision, and Core Values statements. Chair Workman noted that the initial draft had been presented at the June 3, 2026 regular meeting and that the current version incorporated additional revisions.

The proposed Mission emphasized responsible oversight of the District's tax levy and public resources, accountability and transparency, and support for a healthcare partnership providing essential services to District residents and visitors. The proposed Vision described a trusted and accountable partnership that sustains and strengthens access to high-quality healthcare for the Estes Valley community and its visitors.

The proposed Core Values addressed transparency through open, lawful, and clear public communication; accountability through responsible management of public funds and decisions; partnership in support of local healthcare needs; integrity through honest, ethical, and lawful governance; and service to the health and well-being of the community and its visitors.

Board members generally supported the substance of the revised statements and discussed keeping the Mission concise

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and memorable while using a broader purpose statement to describe the District's responsibilities. Director Leigh presented an alternative draft and expressed interest in language that more strongly reflected the authority and responsibilities of a special hospital district. The discussion expanded to differing views regarding the District's role and influence under the Integration and Affiliation Agreement. Chair Workman redirected the discussion to the Mission, Vision, and Core Values item.

The Board agreed that Treasurer Foust and Director Zeschin would continue refining the statements, with input from other interested Board members, and return a revised draft for consideration at a future meeting.

No Board action was taken.

UPDATE ON HISTORICAL DISTRICT RECORDS REQUEST (Discussion)

Director Zeschin provided an update regarding the District's formal request for an inventory of historical District records maintained by UCHHealth or Estes Valley Medical Center. The request sought a table of contents or inventory identifying the records, their general format, approximate date range, and storage location, rather than immediate delivery of all physical and electronic records. The District requested an acknowledgment or response within seven to ten business days.

A copy of the request was sent to Kevin Unger. UCHHealth subsequently advised that staff at Estes Valley Medical Center were compiling a table of contents of Park Hospital District documents located in the medical center's storage room and expected to provide it by the end of the week.

The Board discussed the District's obligation to preserve permanent and long-term records, including minutes, resolutions, bylaws, election materials, and other governance records. Because the District has limited physical storage space and only one staff member, the Board preferred to review the inventory before deciding which records should be transferred, copied, retained at the medical center, or made available to the District upon request. Director Zeschin agreed to provide a further update when the inventory was received.

No Board action was taken.

CITIZEN AND BOARD COMMENTS

Chair Workman invited comments from Board members and citizens attending the meeting.

Director Leigh stated that he intended to circulate a proposed resolution concerning the District's budget and legal expenses. Board members were reminded to send materials to the Board Coordinator for distribution and to avoid reply-all discussions that could create an electronic meeting under the Colorado Open Meetings Law.

Suzu Blackhurst of the Estes Valley Voice commented regarding recommended practices for distributing information among Board members. The Board discussed using the Board Coordinator as the central point for distributing information to all members.

PROPOSED AGENDA ITEMS FOR FUTURE MEETINGS

The Board identified the following matters for consideration at its next special meeting:

- A proposal and cost estimate for limited special district counsel review of the Board Chair's duties under the District Bylaws;
- Further review of the District's finances, legal expenses, and amendment of the 2026 Budget;
- A revised draft of the District's Mission, Vision, and Core Values;
- A further update regarding the historical District records inventory;
- The proposed Memorandum of Understanding with UCHHealth; and
- The Ascensus retirement plan, related expenses, and documents requiring Board approval.

RECORD OF PROCEEDINGS

The Board discussed scheduling a special meeting for July 14, 2026, subject to confirming the availability of legal counsel. Director Leigh indicated that he might need to participate remotely, and the Board discussed testing the Microsoft Teams connection in advance. The Board also discussed the possibility of retaining the regularly reserved July meeting date if needed to complete the budget-amendment process. The next regular meeting remained scheduled for Wednesday, August 26, 2026.

ADJOURNMENT

Moved by Steve Alper, seconded by Brigitte Foust, to adjourn the meeting at 8:53 a.m.

No discussion. Ayes – 5. Motion carried unanimously.

Cory Workman, Board Chair

Janet Zeschin, Board Secretary

Recorded by Heather Drees, Board Coordinator

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS FOR THE PARK HOSPITAL DISTRICT

*Tuesday, July 14, 2026 – 8:00 a.m.
District Administration Office – Vert Conference Room
1280 Big Thompson Avenue, Estes Park, CO 80517*

Present: Dr. Cory Workman, Dr. Steve Alper, Brigitte Foust, Janet Zeschin, Dr. Tom Leigh
Absent: None
Staff: Heather Drees
Others: Jim and Gail Cozette, Larry Leaming (*Citizens*); Suzy Blackhurst, Estes Valley Voice;
David Snow and Bill Roberts, Hall & Render

Prior notice of this meeting was duly given by posting the notice on the Park Hospital District website in accordance with applicable requirements. The meeting was then called and held as shown, after full and timely public notice and in accordance with the requirements of Colorado law, including the Colorado Open Meetings Law, C.R.S. § 24-6-402.

CALL TO ORDER

Board Chair Workman called the meeting to order at 8:01 a.m. A quorum was present.

APPROVAL OF AGENDA

The Board reviewed the agenda for the special meeting.

The agenda for the Special Meeting included:

3. Executive Session
Executive Session pursuant to § 24-6-402(4)(b), C.R.S., for the purpose of discussing legal advice previously received from the Board's legal counsel regarding the Ascensus retirement plan and related financial obligations, and the Memorandum of Understanding with UCHHealth, including the flow of funds and related budget matters.
4. Return to Open Session
5. Consideration of Memorandum of Understanding Budget Request and Flow of Funds (*Discussion/Action*)
6. Consideration of Ascensus Retirement Plan Termination Work Plans and Related Obligations (*Discussion/Action*)
7. Mission, Vision, and Core Values Development (*Discussion/Action*)
8. Consideration of Proposed Resolutions Regarding Hall & Render (*Discussion/Action*)
9. Board Governance Dashboard and Governance Resources (*Discussion/Action*)
10. Citizen and Board Comments
11. Proposed Agenda Items for Future Meetings
12. Adjournment

Discussion: Treasurer Foust clarified that Items 5 and 6, which were listed as Discussion/Action, would be limited to discussion because the documents under consideration had not been included with the publicly posted meeting materials.

Moved by Steve Alper, seconded by Brigitte Foust, to approve the Agenda with Items 5 and 6 limited to discussion only.

No further discussion. Ayes – 5. Motion carried unanimously.

RECORD OF PROCEEDINGS

EXECUTIVE SESSION

The Board considered entering executive session to receive legal advice previously provided by the Board's legal counsel regarding the Ascensus retirement plan and related financial obligations and the Memorandum of Understanding with UCHealth, including the flow of funds and related budget matters. Director Leigh objected to entering executive session.

Moved by Steve Alper, seconded by Brigitte Foust, to enter executive session pursuant to § 24-6-402(4)(b), C.R.S., for the purpose of receiving legal advice regarding the Ascensus retirement plan and related financial obligations, and regarding the Memorandum of Understanding with UCHealth, including flow of funds and the associated budget request.

No further discussion. Ayes – 4; Nays – 1 (Leigh). Motion carried.

Attorneys David Snow and Bill Roberts of Hall & Render participated in the executive session to provide legal advice to the Board.

RETURN TO OPEN SESSION

Moved by Steve Alper, seconded by Brigitte Foust, to exit executive session and return to open session.

Board Chair Cory Workman reconvened the meeting in open session at 9:03 a.m. The Executive session was held from 8:04 a.m. to 9:03 a.m. No decisions were made and no formal action was taken during the executive session.

CONSIDERATION OF MEMORANDUM OF UNDERSTANDING BUDGET REQUEST AND FLOW OF FUNDS (Discussion Only)

Chair Workman reported that the District and UCHealth continued working toward a proposed Memorandum of Understanding (MOU) addressing the transfer of property tax revenue, the District's administrative funding needs, and related financial matters. He reiterated that the Board would not take action on the MOU at this meeting because the proposed document had not been included with the publicly posted materials.

The Board directed Director Alper and Treasurer Foust to work together on a proposed amended budget reflecting the financial terms under consideration in the MOU and a process for transferring funds to UCHealth. The proposed MOU and related budget revisions would be returned to the Board for public review, discussion, and action at a future meeting.

Director Leigh questioned when the Board first authorized development of an MOU and raised concerns regarding the amount of legal fees incurred since the December 1, 2025 affiliation transaction and the extent of full-Board involvement in financial decisions. Board members recalled that the need for an agreement governing the flow of funds and additional administrative funding had been discussed publicly as early as February or March 2026.

Chair Workman and other Board members explained that a significant portion of the legal expenses related to completing or addressing matters arising from the affiliation transaction and that the MOU under negotiation contemplated UCHealth funding those excess costs. The Board acknowledged that the adopted legal-services appropriation had been insufficient and discussed the need to complete the budget amendment, finalize the MOU, establish clearer financial controls, and move forward with a documented process for future transfers and expenditures.

No Board action was taken.

CONSIDERATION OF ASCENSUS RETIREMENT PLAN TERMINATION WORK PLANS AND RELATED OBLIGATIONS (Discussion Only)

Chair Workman summarized the next steps necessary to terminate the retirement plans formerly maintained by the District for hospital employees. Hall & Render was preparing letters and related forms identifying the individuals authorized to communicate with Ascensus and Security Benefit regarding the plans. The proposed designated representatives were the Board Chair and Treasurer.

The Board also discussed the need to consider a resolution authorizing ongoing administrative and termination expenses associated with the Estes Park Medical Center Money Purchase Pension Plan to be paid from plan assets, as permitted by the plan documents and applicable law. Because the proposed authorizations and supporting documents had not been included with the public meeting materials, the Board agreed to place them on a future agenda for action after proper public distribution.

No Board action was taken.

RECORD OF PROCEEDINGS

MISSION, VISION, AND CORE VALUES DEVELOPMENT (Discussion/Action)

The Board reviewed the proposed Purpose, Mission, Vision, and Core Values statements included in the meeting packet. Board members expressed a preference for the simpler and more concise language contained in earlier drafts and noted that the proposed statements warranted a more extensive discussion than the meeting schedule allowed.

The Board agreed to prioritize completion of the MOU and amendment of the 2026 Budget before returning to the governance statements. Members discussed devoting a future work session to refining and finalizing the District's Purpose, Mission, Vision, and Core Values.

Moved by Cory Workman, seconded by Steve Alper, to table the Mission, Vision, and Core Values development item for consideration at a future work session following completion of the MOU process.

No further discussion. Ayes - 5. Motion carried unanimously.

CONSIDERATION OF PROPOSED RESOLUTIONS REGARDING HALL & RENDER (Discussion/Action)

The Board considered two draft resolutions submitted by Director Leigh concerning the District's legal-services engagement with Hall & Render. Director Leigh stated that he prepared the drafts with assistance from an artificial-intelligence tool and that they reflected his concerns regarding Board authorization and oversight of legal expenditures incurred after December 1, 2025.

Board members discussed the District's legal expenditures, the Board Chair's authority, the need for qualified legal review of proposed resolutions, and the Board's prior direction to continue using Hall & Render through 2026 while the firm completed active matters. Chair Workman stated that legal work had not been directed without the Board's knowledge and that prior Board actions and existing agreements supported the ongoing engagement.

A. Proposed Resolution Regarding Hall & Render Legal Expenditures

The first proposed resolution would declare legal expenditures incurred after December 1, 2025 unauthorized, suspend further payments to Hall & Render, seek recovery of amounts already paid, require outside legal review, and direct communications with the firm regarding repayment and resolution of outstanding invoices.

Moved by Steve Alper, seconded by Brigitte Foust, to approve the proposed resolution regarding Hall & Render legal expenditures.

During discussion, a limited forensic review by Eide Bailly was suggested to determine whether legal work and invoices had been authorized through Board action or contract. The Chair noted that such a review would require a separate motion and action.

Ayes - 1 (Leigh); Nays - 3 (Workman, Alper, Zeschin); Abstention - 1 (Foust). Motion failed.

B. Proposed Resolution Regarding Termination of Hall & Render Legal Services

The second proposed resolution would immediately terminate the District's legal-services engagement with Hall & Render. Board members stated that the Board had already established a timeline for transitioning to special district counsel and that immediate termination would interfere with completion of active legal and retirement-plan matters.

Moved by Cory Workman, seconded by Steve Alper, to approve the proposed resolution regarding termination of Hall & Render legal services.

No further discussion. Ayes - 1 (Leigh); Nays - 4. Motion failed.

BOARD GOVERNANCE DASHBOARD AND GOVERNANCE RESOURCES (Discussion/Action)

The Board reviewed the proposed governance dashboard and supporting resources provided by Director Leigh which were included in the meeting packet. Members found useful material in the proposal, including the statutory calendar, suggested order of business, financial oversight topics, contract review, and recurring governance responsibilities.

Board members also noted that portions of the dashboard appeared designed for a larger hospital district that directly operates healthcare facilities and might be more extensive than necessary for the District's current role.

RECORD OF PROCEEDINGS

The Board discussed comparing the proposal with the Special District Board Member Manual and developing a more limited dashboard tailored to the District's actual responsibilities.

Moved by Cory Workman, seconded by Steve Alper, to table the Board Governance Dashboard and Governance Resources item for consideration at a future work session with the Mission, Vision, and Core Values discussion.

No further discussion. Ayes - 5. Motion carried unanimously.

CITIZEN AND BOARD COMMENTS

Chair Workman invited comments from Board members and citizens attending the meeting.

Chair Workman responded to Director Leigh's statements regarding Board governance and legal expenditures. He disputed the assertion that he had acted outside the authority or knowledge of the Board and stated that he had worked to keep Board members informed during a difficult transition. Other Board members expressed concern that Director Leigh's continued challenges to previously approved actions were disruptive and urged all directors to support decisions made by the Board as a whole.

Gail Cozette commented that the affiliation with UCHHealth had already been completed and that the current Board should focus on its responsibilities under the existing agreements. She questioned how much of the remaining legal expense was attributable to matters initiated after the affiliation, criticized Director Leigh's public statements regarding UCHHealth and the Board, and encouraged him to consider resigning if he could not support the Board's direction and partnership with UCHHealth.

Board members acknowledged that Director Leigh may be well-intentioned while also expressing concern regarding the effect of the ongoing conflict on the Board and community. No additional comments were received.

PROPOSED AGENDA ITEMS FOR FUTURE MEETINGS

The Board identified the following matters for consideration at its next special meeting:

- Completion and public consideration of the Memorandum of Understanding with UCHHealth;
- Amendment of the District's 2026 Budget and establishment of a process for transferring funds to UCHHealth;
- Proposed authorizations and documents necessary to terminate the Ascensus and Security Benefit retirement plans;
- A future work session regarding the District's Purpose, Mission, Vision, Core Values, and a limited governance dashboard; and
- An update from legal counsel regarding the status of the Estes Valley Voice appeal involving the District's response to a Colorado Open Records Act request.

The Board discussed scheduling a two-hour special meeting for Thursday, July 23, 2026, with remote participation available as needed. The date remained subject to confirmation and formal posting by the Board Coordinator.

ADJOURNMENT

Moved by Steve Alper, seconded by Brigitte Foust, to adjourn the meeting at 9:40 a.m.

No discussion. Ayes – 5. Motion carried unanimously.

Cory Workman, Board Chair

Janet Zeschin, Board Secretary

Recorded by Heather Drees, Board Coordinator

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS FOR THE PARK HOSPITAL DISTRICT

*Thursday, July 30, 2026 – 8:00 a.m.
District Administration Office – Vert Conference Room
1280 Big Thompson Avenue, Estes Park, CO 80517*

Present: Dr. Cory Workman, Dr. Steve Alper, Brigitte Foust, Janet Zeschin, Dr. Tom Leigh
Absent: None
Staff: Heather Drees
Others: Suzy Blackhurst, Estes Valley Voice

Prior notice of this meeting was duly given by posting the notice on the Park Hospital District website in accordance with applicable requirements. The meeting was then called and held as shown, after full and timely public notice and in accordance with the requirements of Colorado law, including the Colorado Open Meetings Law, C.R.S. § 24-6-402.

CALL TO ORDER

Board Chair Workman called the meeting to order at 8:03 a.m. A quorum was present.

APPROVAL OF AGENDA

The Board reviewed the agenda for the special meeting.

The posted agenda for the Special Meeting included:

3. Executive Session
4. Executive Session pursuant to § 24-6-402(4)(b), C.R.S., for the purpose of discussing legal advice previously received from the Board's legal counsel regarding the Memorandum of Understanding with UCHealth, including the flow of funds and related budget matters.
5. Return to Open Session
6. Consideration of Memorandum of Understanding Budget Request and Flow of Funds (*Discussion/Action*)
7. Consideration and Possible Adoption of Resolutions Related to the Ascensus Retirement Plan Termination (*Discussion/Action*)
8. Discussion of Upcoming Board Meeting Schedule (*Discussion/Action*)
9. Citizen and Board Comments
10. Proposed Agenda Items for Future Meetings
11. Adjournment

Discussion: Treasurer Foust noted that the proposed Memorandum of Understanding (MOU) with UCHealth had not been included in the publicly available Board packet and recommended that it be made available to the public before Board deliberation or action. Board members discussed whether an executive session was necessary and agreed that the MOU could instead be reviewed and discussed in open session after it had been publicly distributed. The Board expressed a preference to proceed openly in the interest of transparency.

Moved by Steve Alper, seconded by Cory Workman, to remove the executive session from the agenda and table consideration of the MOU until the next meeting, with the MOU to be included in the publicly available Board packet.

No further discussion. Ayes – 5. Motion carried unanimously. The Board proceeded with the agenda as amended.

RECORD OF PROCEEDINGS

CONSIDERATION AND POSSIBLE ADOPTION OF RESOLUTIONS RELATED TO THE ASCENSUS RETIREMENT PLAN TERMINATION (Discussion/Action)

Treasurer Foust summarized the documents received from Hall & Render concerning termination of the District's retirement plans. She reported that legal counsel had also provided work plans, which the Board had not yet reviewed, and stated that adoption of the resolutions was the first step toward beginning the termination process.

A. Resolution 2026-004 – Termination of District Retirement Plans

The Board reviewed Resolution 2026-004, authorizing the Board Chair and Treasurer to execute documents and take actions necessary or appropriate to terminate the District's 457(b) Deferred Compensation Plan and the Estes Park Medical Center Money Purchase Pension Plan. The resolution also provides that administrative expenses associated with termination of the Money Purchase Pension Plan will be paid from plan assets to the extent permitted by applicable law.

Moved by Cory Workman, seconded by Steve Alper, to approve Resolution 2026-004, A Resolution Authorizing the Termination of the District's Retirement Plans and the Execution of Related Documents.

No further discussion. Ayes – 5. Motion carried unanimously.

B. Resolution 2026-005 – Continued Retention of Hall & Render

The Board reviewed Resolution 2026-005, authorizing the continued retention of Hall & Render Killian Heath & Lyman, P.C. as District counsel for retirement-plan termination matters based on the firm's history with the District and its experience with retirement-plan terminations.

Moved by Cory Workman, seconded by Steve Alper, to approve Resolution 2026-005, A Resolution Authorizing the Continued Retention of Hall & Render Killian Heath & Lyman, P.C. for Retirement Plan Termination Matters.

During discussion, the Board considered the expected costs of terminating the plans. Members stated that most legal expenses were expected to be paid from plan assets, while the District could remain responsible for certain filing or administrative fees. The District's potential responsibility was estimated at no more than approximately \$10,000, subject to confirmation regarding which expenses may lawfully be paid from plan assets.

No further discussion. Ayes – 4; Abstention – 1 (Leigh) Motion carried.

DISCUSSION OF UPCOMING BOARD MEETING SCHEDULE (Discussion/Action)

The Board discussed scheduling another special meeting as soon as practicable to consider the MOU after it had been circulated to Board members and made publicly available. The Board directed that the current MOU be distributed for review and posted with the meeting materials. The Board also requested updated Hall & Render invoice information, including the current balance, itemized charges, and any write-off, to support consideration of the MOU and preparation of the supplemental 2026 Budget.

The Board discussed preparing a draft supplemental budget following consideration of the MOU, publishing the required notice, and presenting the supplemental budget for possible adoption at the August 26, 2026 Regular Meeting.

The Board confirmed the August 26, 2026 Regular Meeting and discussed holding a 2027 Budget work session in late September. September 29, 2026 was tentatively identified, with the meeting time to be determined.

No Board action was taken.

RECORD OF PROCEEDINGS

CITIZEN AND BOARD COMMENTS

Chair Workman invited comments from Board members and citizens attending the meeting. No public comments were received.

The Board discussed anticipated 2027 expenses, including election services and legal counsel. Members requested an updated estimate for a mail-ballot election and discussed obtaining fee proposals from prospective special district counsel, including hourly and flat-fee or retainer options.

The Board also discussed the pending Estes Valley Voice litigation. Members noted that final appellate briefs had been filed and requested a brief status update from legal counsel at a future meeting, including information regarding potential additional legal or financial exposure to the District.

PROPOSED AGENDA ITEMS FOR FUTURE MEETINGS

The Board identified the following matters for future consideration:

- Memorandum of Understanding with UCHealth, after public distribution;
- Supplemental 2026 Budget and related public-hearing process;
- Updated Hall & Render invoices and current balance;
- Status update from legal counsel regarding the Estes Valley Voice litigation;
- Updated election-services cost estimate;
- Fee proposals from prospective special district counsel;
- 2027 Budget work session.

ADJOURNMENT

Moved by Cory Workman, seconded by Steve Alper, to adjourn the meeting at 8:39 a.m.

No discussion. Ayes – 5. Motion carried unanimously.

Cory Workman, Board Chair

Janet Zeschin, Board Secretary

Recorded by Heather Drees, Board Coordinator

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS FOR THE PARK HOSPITAL DISTRICT

*Tuesday, August 4, 2026 – 8:00 a.m.
District Administration Office – Vert Conference Room
1280 Big Thompson Avenue, Estes Park, CO 80517*

Present: Dr. Cory Workman, Dr. Steve Alper, Brigitte Foust, Janet Zeschin, Dr. Tom Leigh
Absent: None
Staff: Heather Drees
Others: Jim and Gail Cozette, Linnea Carter (*Citizens*); Suzy Blackhurst, Estes Valley Voice;
Mark Sabey, Hall & Render.

Prior notice of this meeting was duly given by posting the notice on the Park Hospital District website in accordance with applicable requirements. The meeting was then called and held as shown, after full and timely public notice and in accordance with the requirements of Colorado law, including the Colorado Open Meetings Law, C.R.S. § 24-6-402.

CALL TO ORDER

Board Chair Workman called the meeting to order at 8:03 a.m. A quorum was present.

APPROVAL OF AGENDA

The Board reviewed the agenda for the special meeting.

The agenda for the Special Meeting included:

3. Executive Session
Executive Session pursuant to C.R.S. § 24-6-402(4)(b) for a conference with the District's legal counsel to receive legal advice on specific legal questions regarding pending CORA litigation and the related appeal, including potential future proceedings, anticipated legal costs, and counsel's assessment of the matter.
4. Return to Open Session
5. Consideration and Possible Approval of Memorandum of Understanding with UCHHealth (*Discussion/Action*)
6. 2026 Budget Amendment Planning Discussion (*Discussion Only*)
7. Citizen and Board Comments
8. Proposed Agenda Items for Future Meetings
9. Adjournment

Moved by Brigitte Foust, seconded by Steve Alper, to approve the Agenda as presented.

No further discussion. Ayes – 5. Motion carried unanimously.

RECORD OF PROCEEDINGS

EXECUTIVE SESSION

The Board considered entering executive session for a conference with the District's legal counsel to receive legal advice on specific legal questions regarding pending Colorado Open Records Act litigation and the related appeal, including potential future proceedings, anticipated legal costs, and counsel's assessment of the matter.

Moved by Cory Workman, seconded by Steve Alper, to enter executive session pursuant to C.R.S. § 24-6-402(4)(b) for a conference with the District's legal counsel to receive legal advice on specific legal questions regarding pending CORA litigation and the related appeal, including potential future proceedings, anticipated legal costs, and counsel's assessment of the matter.

No further discussion. Ayes – 5. Motion carried unanimously.

Attorney Mark Sabey of Hall & Render participated remotely in the executive session to provide legal advice to the Board.

RETURN TO OPEN SESSION

Moved by Steve Alper, seconded by Tom Leigh, to exit executive session and return to open session.

No further discussion. Ayes – 5. Motion carried unanimously.

Board Chair Workman reconvened the meeting in open session at 8:16 a.m. No decisions were made and no formal action was taken during the executive session.

CONSIDERATION AND POSSIBLE APPROVAL OF MEMORANDUM OF UNDERSTANDING WITH UCHEALTH (Discussion/Action)

The Board began discussing the proposed Memorandum of Understanding (MOU) with UCHealth concerning the transfer of funds and additional administrative funding for 2026. Treasurer Foust noted that the version included in the publicly available Board packet was not the current version. She stated that the Board should not take action on the MOU until the correct version had been made available to the public.

Moved by Brigitte Foust, seconded by Steve Alper, to table consideration of the MOU because the version included in the publicly available Board packet was not the current version.

No further discussion. Ayes – 5. Motion carried unanimously.

The Board directed that the current version be posted before the next meeting and discussed adding a date or version designation to the document and file name to clearly distinguish it from prior drafts.

2026 BUDGET AMENDMENT PLANNING DISCUSSION (Discussion Only)

The Board discussed the anticipated effect of the proposed MOU on the District's 2026 finances. Treasurer Foust and Vice Chair Alper reported that the additional funding contemplated by the MOU was expected to be sufficient to meet the District's anticipated 2026 expenses, provided that no significant unforeseen expenses arose. Several Board members stated that the MOU should be approved and executed before the supplemental budget was finalized.

Treasurer Foust requested additional written clarification from Hall & Render regarding which retirement-plan termination expenses could be paid from plan assets and which expenses would remain the District's responsibility. She also requested confirmation of anticipated costs, filing fees, and any applicable limits so the supplemental budget would reflect an appropriate allowance.

The Board discussed the sequence and schedule for completing the MOU and supplemental budget. Members agreed to schedule a special meeting for August 18, 2026 at 8:00 a.m. to consider the MOU. The proposed supplemental budget would then be posted for public review and considered for adoption at the August 26, 2026 Regular Meeting.

Director Leigh raised concerns regarding prior authorization of legal expenses and requested documentation showing when the Board approved the legal work and expenditures. He also questioned whether the MOU should receive

RECORD OF PROCEEDINGS

independent review by special district counsel. Other Board members stated that the MOU addressed the District's administrative funding needs during the transition year and expressed a preference to complete the MOU and supplemental budget rather than incur additional expense revisiting prior decisions. The Board discussed locating and reviewing prior resolutions and other documentation concerning authorization of the legal work.

The Board also discussed the role and authority of the Board Chair, information-sharing among Board members, and the status of a possible limited review of the bylaws by Lyons Gaddis. Chair Workman agreed to follow up regarding the proposed bylaws review and future legal-services proposals for 2027. Director Leigh stated that he would distribute a proposed information-parity and communications policy for possible consideration at a future meeting.

No Board action was taken.

CITIZEN AND BOARD COMMENTS

Chair Workman invited comments from Board members and citizens attending the meeting.

Director Foust requested that public comments focus on matters under discussion and avoid personal criticism of Board members or requests that individual directors resign. No additional public comments were received.

PROPOSED AGENDA ITEMS FOR FUTURE MEETINGS

The Board identified the following matters for future consideration:

- Consideration of the current Memorandum of Understanding with UCHealth;
- Supplemental 2026 Budget and related public hearing;
- Clarification regarding allocation of retirement-plan termination expenses;
- Documentation concerning authorization of legal work and expenditures;
- Possible limited review of the bylaws and Board Chair duties by Lyons Gaddis;
- Proposals for special district legal services beginning in 2027;
- Proposed information-parity and communications policy.

ADJOURNMENT

Moved by Steve Alper, seconded by Janet Zeschin, to adjourn the meeting at 8:54 a.m.

No discussion. Ayes – 5. Motion carried unanimously.

Cory Workman, Board Chair

Janet Zeschin, Board Secretary

Recorded by Heather Drees, Board Coordinator

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS FOR THE PARK HOSPITAL DISTRICT

*Tuesday, August 18, 2026 – 8:00 a.m.
District Administration Office – Vert Conference Room
1280 Big Thompson Avenue, Estes Park, CO 80517*

Present: Dr. Cory Workman, Dr. Steve Alper, Brigitte Foust, Janet Zeschin, Dr. Tom Leigh

Absent: None

Staff: Heather Drees

Others: Linnea Carter (*Citizen*); Patti Brown, Estes Valley Voice (*Remote*)

Prior notice of this meeting was duly given by posting the notice on the Park Hospital District website in accordance with applicable requirements. The meeting was then called and held as shown, after full and timely public notice and in accordance with the requirements of Colorado law, including the Colorado Open Meetings Law, C.R.S. § 24-6-402.

CALL TO ORDER

Board Chair Workman called the meeting to order at 8:02 a.m. A quorum was present.

APPROVAL OF AGENDA

The Board reviewed the agenda for the special meeting.

The agenda for the Special Meeting included:

3. Consideration and Approval of Memorandum of Understanding with UCHealth (*Discussion/Action*)
4. Consideration and Approval of Eide Bailly 2025 Audit Final Invoice (*Discussion/Action*)
5. Financial Update and Amended Budget Discussion (*Discussion Only*)
6. Citizen and Board Comments
7. Proposed Agenda Items for Future Meetings
8. Adjournment

Moved by Steve Alper, seconded by Janet Zeschin, to approve the Agenda as presented.

No further discussion. Ayes – 5. Motion carried unanimously.

CONSIDERATION AND APPROVAL OF MEMORANDUM OF UNDERSTANDING WITH UCHEALTH (Discussion/Action)

Chair Workman introduced the proposed Memorandum of Understanding (MOU) between the Park Hospital District and UCHealth. He explained that the MOU was intended to establish a process for transferring property tax revenue to UCHealth and to provide the District with an additional \$225,000 administrative allowance for 2026 expenses associated with the transition.

Moved by Janet Zeschin, seconded by Cory Workman, to approve the Memorandum of Understanding between the Park Hospital District and UCHealth as presented and authorize the Board Chair to execute the agreement on behalf of the District.

Director Leigh questioned the MOU's controlling-law provision and expressed broader concerns about the legal effect of the MOU and the underlying Integration and Affiliation Agreement. He questioned whether the long-term commitment of property tax revenue and limitations on the District's administrative budget were consistent with Title 32 and TABOR. He stated that the Board should obtain an independent review from counsel specializing in Colorado special district law rather than rely solely on Hall & Render. Chair Workman and Vice Chair Alper responded that the

RECORD OF PROCEEDINGS

District had retained legal counsel to advise the Board on technical legal matters and that counsel had reviewed the agreement.

Director Leigh also questioned whether the additional \$225,000 administrative allowance would be sufficient and suggested requesting \$250,000 from UCHealth. Other members stated that UCHealth had advised that any additional funding request would require separate review and approval and that the \$225,000 represented a significant additional allowance for the transition year.

Treasurer Foust expressed concern about approving the MOU before receiving Hall & Render's final invoice information and completing the supplemental budget. She stated that the revised property tax transfer must be included in an amended 2026 Budget before funds were remitted to UCHealth. The most recent estimate for Hall & Render's fees was approximately \$246,000, but the final amount and any possible adjustments remained unconfirmed. She cautioned that legal fees, retirement-plan termination costs, and other expenses could consume the additional allowance and leave little or no operating reserve.

The Board discussed delaying action for approximately one week to obtain the final invoice information. Director Leigh supported the delay, stating that the Board should not enter a binding agreement based on estimated obligations or adopt a supplemental budget that might be insufficient from the outset.

Chair Workman outlined a schedule under which the Board could approve the MOU, obtain the final figures, publish the proposed supplemental budget, and consider it at the August 26 Regular Meeting before making the end-of-month tax transfer. Chair Workman and Vice Chair Alper supported proceeding, stating that the MOU was necessary to secure additional administrative funding and move the supplemental-budget process forward. Members also discussed paying obligations within the approved appropriation and negotiating with Hall & Render regarding the timing or amount of any balance that could not be paid during 2026.

Director Leigh stated that he believed the MOU was primarily intended to obtain additional funding to pay Hall & Render's invoices. He asserted that the firm had a conflict of interest because it performed the legal work, reviewed the MOU, and would be paid from the additional funding. He also stated that retaining Hall & Render did not authorize legal spending substantially beyond the \$50,000 legal-services appropriation. He questioned whether the work and expenditures had been properly approved and requested a detailed accounting, legal analysis, and supporting documentation before the invoices were paid. These statements reflected Director Leigh's interpretation; the Board did not make a legal determination regarding his assertions.

Chair Workman and Vice Chair Alper disputed that characterization. They stated that the Board had retained Hall & Render and authorized its continued involvement in transition-related matters, retirement-plan termination, CORA matters, and litigation. Members acknowledged that expenses should have been monitored more closely and that the budget should have been amended sooner, but they did not agree that the legal work was unauthorized. Treasurer Foust noted that the adopted budget had not anticipated the magnitude of the transition-related legal and retirement-plan expenses.

Members supporting the MOU also stated that the affiliation with UCHealth had strengthened local healthcare services and that 2026 was an unusually difficult transition year. They expressed a preference to complete the remaining financial and administrative work rather than reopen the underlying affiliation decision.

The discussion became contentious as members disagreed about prior Board decisions and their fiduciary responsibilities. Vice Chair Alper stated that Director Leigh's repeated opposition to the affiliation was preventing the Board from moving forward. Director Leigh responded that his fiduciary obligation was to District residents and that questioning the agreement was necessary to protect the public. He rejected the suggestion that his concerns resulted from personal bias against UCHealth. Chair Workman directed members to stop interrupting one another, avoid personal attacks, and return to the pending MOU.

Before the vote, Director Leigh reiterated that he opposed approval because the Board lacked final expense information, independent special district legal review, and adequate documentation authorizing Hall & Render's fees. Other members stated that the Board had sufficient information to act and that further delay would not improve the District's position.

Following further discussion, Chair Workman called for the vote.

Ayes – 3 (Workman, Alper, Zeschin). Nays – 2 (Foust, Leigh). Motion carried.

RECORD OF PROCEEDINGS

CONSIDERATION AND APPROVAL OF EIDE BAILLY 2025 AUDIT FINAL INVOICE (Discussion/Action)

Treasurer Foust presented Eide Bailly LLP's final invoice in the amount of \$26,250.00 for completion of the District's 2025 audit. She noted that the amount exceeded her individual spending authority but had been included in the District's budgeted audit expenses.

Moved by Brigitte Foust, seconded by Cory Workman, to approve payment of Eide Bailly LLP's final 2025 audit invoice in the amount of \$26,250.00 and authorize the Treasurer to remit payment.

No further discussion. Ayes – 5. Motion carried unanimously.

FINANCIAL UPDATE AND AMENDED BUDGET DISCUSSION (Discussion Only)

Treasurer Foust reported that approximately \$2,298.61 remained available from the District's original \$200,000 administrative allowance. She stated that the allowance was substantially exhausted and that the 2026 Budget would need to be amended to include the final legal expenses, the revised property tax transfer to UCHealth, and an allowance for remaining District and retirement-plan termination expenses.

The Board discussed using the additional \$225,000 administrative allowance provided under the MOU, together with approximately \$25,000 in available carryover funds, to prepare a supplemental administrative appropriation of approximately \$250,000. The revised budget would also reduce the amount budgeted for transfer to UCHealth to account for the additional funds retained by the District. Treasurer Foust emphasized that the District could not incur or pay expenditures beyond the final appropriation and that the amended budget should include a reasonable amount for remaining District obligations and unforeseen expenses.

Treasurer Foust stated that the supplemental budget would need to account separately for the remaining Hall & Render invoices, District-paid portions of the Ascensus retirement-plan termination, continuing CORA or litigation expenses, and other administrative obligations. She noted that some retirement-plan expenses could be paid from plan assets, while other governmental-plan fees and settlement-related costs would remain District obligations. Because those amounts were not yet fully known, she planned to include a limited contingency within the available appropriation.

Treasurer Foust agreed to prepare and circulate a proposed amended budget after receiving updated and final information from Hall & Render. Chair Workman agreed to contact legal counsel and emphasize the need for the information. The Board anticipated publishing the proposed supplemental budget and considering it at the August 26, 2026 Regular Meeting following the required public notice and hearing.

No Board action was taken.

CITIZEN AND BOARD COMMENTS

Chair Workman invited comments from Board members and citizens attending the meeting. No citizen comments were received.

Chair Workman invited Board comments and stated that, despite the disagreement, he believed the Board could work within the approved financial and contractual parameters to protect District tax revenue and serve the community.

Chair Workman reported that the District had received an initial inventory identifying categories of paper records believed to remain at Estes Park Health. Because the inventory did not identify the volume, condition, or dates of the materials, the next step was to determine what records existed and how many boxes were involved. He stated that records should not be transferred until the District identified a secure and appropriate storage location.

The Board Coordinator explained that the recovery process was proceeding in stages because the District had limited staffing, office space, and storage capacity. After completing the physical-records inventory, she planned to identify available electronic records, compare the materials with applicable retention requirements, organize the records received, and document records that could not be located.

She noted that some permanent records, including signed minutes, resolutions, and election materials, appeared incomplete and could not be recreated without supporting documentation. The District would document any gaps and seek guidance from the Colorado State Archives or another appropriate agency.

RECORD OF PROCEEDINGS

Director Leigh stated that the inventory appeared to represent only approximately five to eight percent of the records the District should possess. He expressed particular concern about access to recent governance, financial, legal, personnel, election, and operational records. He stated that Board members should have timely access to information necessary to perform their duties and that the recovery process should not take years or impose substantial costs on the District.

Director Leigh asserted that Estes Park Health and UCHealth should identify and produce the paper and electronic records in their possession. Other participants noted that some records may never have been retained or may have been lost before the affiliation. Director Leigh responded that the current custodian should nevertheless account for the records in its possession and identify those that could not be located.

The Board Coordinator agreed that the process should document which records existed, which had been transferred to the District, which remained with another custodian, and which could not be located. Board members discussed additional assistance once the volume and nature of the records were known.

The Board discussed whether the records could temporarily remain at Estes Park Health under a documented access arrangement or should be moved to a location controlled by the District. Members also considered phased digitization, outside scanning assistance, and prioritizing permanent or frequently requested records. They acknowledged that large-scale scanning would be costly and could not be completed by the Board Coordinator within her existing hours.

Members discussed improving access to governance materials on the District's website, including bylaws and policies, financial summaries, meeting agendas and recordings, and election information. The Board Coordinator noted that a meeting-recordings area already existed and stated that additional materials could be organized as time and website capacity allowed.

The Board also discussed obtaining updated proposals from firms specializing in Colorado special district law. Members considered transitioning general-counsel responsibilities before year-end while allowing Hall & Render to complete specialized matters already underway, including retirement-plan termination, affiliation-related work, and pending CORA litigation. They acknowledged that a transition would require funding for new counsel to review the District's governing documents and pending matters. No decision was made.

Director Leigh requested access to draft minutes from recent special meetings. The Board Coordinator explained that minutes are generally presented for approval at the next regular meeting and that the Board had not held a regular meeting since June. She agreed to provide draft minutes to Board members upon request.

Director Leigh requested that the August 26 agenda include reconsideration of retaining separate special district counsel. He also requested consideration of a policy requiring advance Board approval of the scope, purpose, and anticipated cost of legal services. Members discussed reviewing the District's existing spending policy, prior motions, engagement documents, and available funding before taking action.

The Board identified additional subjects for the August 26 Regular Meeting, including the supplemental budget and public hearing, an updated financial report, any available records update, and a report regarding Estes Park Health/UCHealth advisory-board activities.

PROPOSED AGENDA ITEMS FOR FUTURE MEETINGS

The Board identified the following matters for future consideration:

- Supplemental 2026 Budget and related public hearing;
- Updated financial report and retirement-plan termination expenses;
- Status of historical District records and options for secure storage and digitization;
- Possible website reorganization and expanded access to District documents;
- Updates from the Estes Park Health/UCHealth advisory board;
- Updated proposals for legal counsel with special district experience;
- Policies or procedures concerning authorization of future legal services and expenses.

RECORD OF PROCEEDINGS

The next Regular Board Meeting is scheduled for Wednesday, August 26, 2026 at 5:30 p.m. in the Estes Park Town Hall Board Room.

ADJOURNMENT

Moved by Steve Alper, seconded by Janet Zeschin, to adjourn the meeting at 9:19 a.m.

No discussion. Ayes – 4; Abstention – 1. (Leigh) Motion carried.

Cory Workman, Board Chair

Janet Zeschin, Board Secretary

Recorded by Heather Drees, Board Coordinator

Agenda Title: Public Hearing – Proposed 2026 Supplemental Budget and Appropriation

Background Information:

The Park Hospital District has prepared a proposed amendment to its 2026 budget and appropriation. The amendment would increase the Administrative Expenditures appropriation by \$250,000, from \$200,000 to \$450,000, and reduce the UCHealth Tax Transfer appropriation by \$250,000, from \$4,450,132 to \$4,200,132. The District's total 2026 appropriation would remain unchanged at \$4,650,132.

The proposed amendment reflects the additional \$225,000 administrative allowance provided under the Memorandum of Understanding approved by the District on August 18, 2026, and a previously unbudgeted \$25,000 carryover from December 2025.

Notice of the public hearing was published and posted in accordance with Colorado law. The purpose of the hearing is to provide members of the public an opportunity to comment on the proposed supplemental budget and appropriation before the Board considers Resolution No. 2026-006 under Agenda Item 8.A.

Attachments:

☐ Resolution **2026-006**
☐ Report
☐ Contract

☐ Letter
☐ Minutes
☐ Map

☒ Other

- Budget Message
- 2026 Supplemental Budget and Appropriation Table

Board Action Needed:

Conduct the public hearing and receive public comments. No formal Board action is required under this item. The Board will consider Resolution No. 2026-006 under Agenda Item 8.A.



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(970) 982-0212
info@parkhospitaldistrict.org

2026 SUPPLEMENTAL BUDGET MESSAGE
PARK HOSPITAL DISTRICT

Prepared Pursuant to C.R.S. § 29-1-109

The Park Hospital District proposes a supplemental budget and revised appropriations for Fiscal Year 2026. The District's original 2026 budget appropriated \$200,000 for Administrative Expenditures and \$4,450,132 for the transfer of tax revenue to UCHealth, for a total appropriation of \$4,650,132.

During 2026, the District incurred and anticipates legal and other administrative expenses substantially exceeding the original Administrative Expenditures appropriation. These expenses include retirement plan-related costs and anticipated legal expenses for ongoing District matters. To ensure compliance with C.R.S. § 29-1-103(2), which prohibits expenditures in excess of appropriations, the District proposes increasing its Administrative Expenditures appropriation.

Under a Memorandum of Understanding with UCHealth, the District is authorized to retain an additional \$225,000 for administrative expenditures in 2026. The District also has a previously unbudgeted December 2025 carryover of \$25,000 available for appropriation. Together, these amounts provide an additional appropriation of \$250,000.

Accordingly, the Administrative Expenditures appropriation is amended from \$200,000 to \$450,000. To maintain a balanced budget, the UCHealth tax-transfer appropriation is reduced from \$4,450,132 to \$4,200,132. Total appropriations remain unchanged at \$4,650,132.

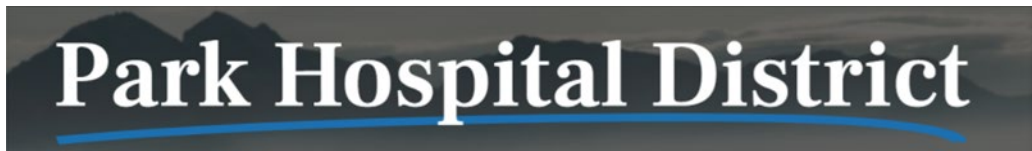
No other appropriation categories in the District's 2026 budget are amended.

Park Hospital District
2026 Supplemental Budget and Appropriation

Prepared Pursuant to C.R.S. § 29-1-109

Proposed Supplemental Budget Schedule

Line Item	Original Appropriation	Supplemental Amendment	Amended Appropriation
Administrative Expenditures	\$200,000	\$250,000	\$450,000
UCHealth Tax Transfer	\$4,450,132	(\$250,000)	\$4,200,132
Total Appropriation	\$4,650,132	\$0	\$4,650,132



August 26, 2026

Agenda Item: 5

Agenda Title: Citizen and Board Comments

Background Information:

This item is placed on the agenda to give members of the audience an opportunity to comment on any item not on the agenda. It is also an opportunity for the Board to make comments on items that are not covered in the agenda

The Board may either wish to respond to the citizens' comment depending on the background information available or listen to the comments without taking any action. The Board may also table the discussion to a future meeting allowing time for staff to prepare background

Attachments:

☐ Resolution
☐ Report
☐ Contract

☐ Letter
☐ Minutes
☐ Map

☐ Other:

Board Action Needed:

No action can be taken from citizens or Board comments since such comments were not included on the posted agenda.

Agenda Title: Finance

The Finance section for the August 26, 2026 Regular Board Meeting Includes:

- 6.A Treasurer's Financial Summary
- 6.B Balance Sheet May, June, and July 2026 (*Action*)
- 6.C Administrative Budget Summary - Fiscal Year 2026

Agenda Title: Treasurer's Financial Summary

Submitted by: Brigitte Foust, PHD Treasurer

**Park Hospital District
Treasurer's Financial Summary
August 23, 2026**

Financial Position (May–July 2026)

The district's balance sheet for May, June, and July 2026 shows total assets of 26,317,676.00, consisting primarily of land and buildings owned by the district. The cash portion of the district's mill levy revenue is restricted under the UCHealth Affiliation Agreement and must be transferred to UCHealth. These restricted tax funds are not available for District administrative use. The district's usable funds consist of the current 200,000 administrative allowance.

Administrative Spending

Administrative spending through August 22, 2026, totals 186,265.37. With anticipated administrative expenses through year-end, the district will have 1,184.63 remaining, which represents a very small administrative reserve for a special district.

Legal Expenditures

Legal invoices received to date total 260,939.95, consisting of 42,512.50 paid and 218,427.45 in outstanding legal fee obligations. Compared to the original legal appropriation of 50,000, this represents an over-budget variance of 210,939.95, or 421.8%.

Budget Amendment

A budget amendment is required under Colorado budget law to pay additional expenses incurred during the 2026 transition year.

Administrative Funding in the Amended 2026 Budget

Under the MOU with UCHealth, the District will receive 225,000 in additional administrative funding. In addition, because no December transitional budget was ever developed for the District, the December administrative funds were never appropriated. The District now includes these funds—approximately 25,000—in the amended 2026 budget. These funds consist of the unused portion of the December administrative allowance and the remaining balance from the 250,000 in excluded-liabilities funding provided by UCHealth at closing after severance and Ascensus obligations were paid. Together, these amounts total 250,000 in administrative funding reflected in the amended 2026 budget.

Next Steps

The Board will consider approval of the amended 2026 budget at the August 26 meeting. A detailed line-item budget allocation of 250,000 in administrative funding will be prepared once all final legal invoices have been received, so the Board can review how the additional funding will be applied for the remainder of 2026.

Agenda Title: Balance Sheets May, June, and July, 2026

Submitted by: Brigitte Foust, PHD Treasurer

PARK HOSPITAL DISTRICT

BALANCE SHEET

May 31, 2026

Prepared by: Brigitte Foust, Treasurer

Line item	Amount
Cash in bank	2,937,292.12
Capital assets – non-depreciated	1,342,137.00
Capital assets – depreciated, net	20,928,922.00
Total capital assets	22,271,059.00
Total assets	25,208,351.12
Accounts payable – Hall & Render	180,909.95
Total liabilities	180,909.95
Net investment in capital assets	22,271,059.00
Unrestricted net position	2,756,382.17
Total net position	25,027,441.17

PARK HOSPITAL DISTRICT

BALANCE SHEET

June 30, 2026

Prepared by: Brigitte Foust, Treasurer

Line item	Amount
Cash in bank	3,209,632.52
Capital assets – non-depreciated	1,342,137.00
Capital assets – depreciated, net	20,928,922.00
Total capital assets	22,271,059.00
Total assets	25,480,691.52
Accounts payable – Hall & Render	180,909.95
Total liabilities	180,909.95
Net investment in capital assets	22,271,059.00
Unrestricted net position	3,028,722.57
Total net position	25,299,781.57

PARK HOSPITAL DISTRICT

BALANCE SHEET

July 31, 2026

Prepared by: Brigitte Foust, Treasurer

Line item	Amount
Cash in bank	4,046,617.00
Capital assets – non-depreciated	1,342,137.00
Capital assets – depreciated, net	20,928,922.00
Total capital assets	22,271,059.00
Total assets	26,317,676.00
Accounts payable – Hall & Render	218,427.45
Total liabilities	218,427.45
Net investment in capital assets	22,271,059.00
Unrestricted net position	4,046,189.55
Total net position	26,317,248.55

Board Action Needed:

A Motion to approve the May, June, and July 2026 Balance Sheets as presented.

Agenda Title: Administrative Budget Summary – Fiscal Year 2026

Submitted by: Brigitte Foust, PHD Treasurer

Administrative Budget Summary – Fiscal Year 2026

Administrative Expenditures – January 1, 2026, through August 20, 2026, The following table summarizes all administrative expenditures year-to-date **against the district’s adopted 2026 administrative budget of \$200,000.** Total expenditures through August 20, 2026, are **\$186,265.37**, leaving an available balance of **\$13,734.63** prior to anticipated remaining administrative expenses.

Anticipated Administrative Expenses – September through December 2026 the District anticipates additional administrative expenses totaling **\$12,550.00** for the remainder of Fiscal Year 2026. After accounting for these anticipated costs, the projected year-end remaining balance of the adopted administrative budget is **\$1,184.63.**

Administrative Spending Table – January 1, 2026, to August 20, 2026

Date	Category	Description	Amount
01/01/26	Expense	Vert Office Rental	1,200.00
01/09/26	Expense	Microsoft Membership	1,848.00
02/02/26	Expense	Vert Office Rental	1,200.00
02/03/26	Expense	IT Support	250.00
02/03/26	Expense	Salary Coordinator	1,100.00
02/05/26	Expense	Greystone Hosting	2,618.34
02/23/26	Expense	Greystone Website	504.90
02/27/26	Expense	Greystone Website	378.68
03/01/26	Expense	Vert Office Rental	1,200.00
03/10/26	Expense	IT Support	250.00
03/11/26	Expense	Trail Gazette Ad	7.36
03/17/26	Expense	Greystone Website	673.20
04/01/26	Expense	Vert Office Rental	1,200.00
04/03/26	Expense	Salary Coordinator	1,200.00
04/03/26	Expense	Salary Coordinator	2,200.00
04/04/26	Expense	IT Support	250.00
04/06/26	Expense	Oxford Payroll	6,665.00
04/07/26	Expense	Salary Coordinator	1,375.00
05/01/26	Expense	Vert Office Rental	1,200.00
05/07/26	Expense	Hall & Render Legal Fees	42,512.50
05/08/26	Expense	Eide Bailly Audit	10,500.00
05/08/26	Expense	Eide Bailly Audit	21,000.00
05/12/26	Expense	IT Support	250.00
05/12/26	Expense	Greystone Website	4,908.75

05/14/26	Expense	Salary Coordinator	3,000.00
05/20/26	Expense	Greystone Website	1,980.00
05/20/26	Expense	Eide Bailly Cost Report	18,033.75
06/01/26	Expense	Vert Office Rental	1,200.00
06/05/26	Expense	Salary Coordinator	2,350.00
06/15/26	Expense	D&O Insurance – Gallagher	11,678.00
06/22/26	Expense	VSA Office Supply	15.60
06/22/26	Expense	Greystone Website	1,402.50
06/24/26	Expense	Salary Coordinator	1,450.00
07/01/26	Expense	Vert Office Rental	1,200.00
07/11/26	Expense	Eide Bailly Cost Report	3,675.00
07/15/26	Expense	Salary Coordinator	1,200.00
07/15/26	Expense	Salary Coordinator	1,400.00
08/03/26	Expense	Vert Office Rental	1,200.00
08/04/26	Expense	IT Support	250.00
08/12/26	Expense	VSA Dollar Store Office Supply	16.45
08/14/26	Expense	Salary Coordinator	2,400.00
08/11/26	Expense	Eide Bailly Audit (Final)	26,250.00
08/04/26	Expense	Eide Bailly ERC Issue	1,575.00

Year-to-Date Administrative Spending Total: 186,265.37

Agenda Title: Old Business

The Old Business section for the August 26, 2026 Regular Board Meeting Includes:

7.A None

Agenda Title: New Business

The New Business section for the August 26, 2026 Regular Board Meeting Includes:

- 8.A Consideration of Resolution No. 2026-006 Amending the 2026 Budget
(Discussion/Action)
- 8.B Legal Counsel Services and Potential Transition of General Counsel
(Discussion/Action)
- 8.C Legal Services Authorization and Invoice Approval Procedures *(Discussion)*
- 8.D Historical District Records Update *(Discussion)*
- 8.E EVMC Advisory Board Update *(Discussion)*

Agenda Title: Consideration of Resolution No. 2026-006 Amending the 2026 Budget
(Discussion/Action)

Background Information:

The Board will conduct a public hearing regarding the proposed amendment to the District's 2026 budget and appropriation. The budget message and supplemental budget table are included with the Public Hearing materials in this meeting packet.

The District's adopted 2026 budget appropriated \$200,000 for Administrative Expenditures and \$4,450,132 for the UCHealth Tax Transfer. The recently approved Memorandum of Understanding with UCHealth provides the District with an additional administrative allowance of \$225,000 for 2026. The District also received a previously unbudgeted carryover of \$25,000 from December 2025.

Resolution No. 2026-006 would formally adopt the proposed amendment by increasing the Administrative Expenditures appropriation by \$250,000, from \$200,000 to \$450,000, and reducing the UCHealth Tax Transfer appropriation by \$250,000, from \$4,450,132 to \$4,200,132. The District's total 2026 appropriation would remain unchanged at \$4,650,132.

Notice of the proposed supplemental budget and appropriation was published and posted in accordance with Colorado law. Following the public hearing, the Board will consider approval of Resolution No. 2026-006.

Attachments:

☒ Resolution 2026-006	☐ Letter	☐ Other
☐ Report	☐ Minutes	
☐ Contract	☐ Map	

Board Action Needed:

Consider approval of Resolution No. 2026-006, amending the District's 2026 budget and appropriation.

Suggested Motion:

"I move to approve Resolution No. 2026-006, amending the Park Hospital District's 2026 budget and appropriation, as presented."

**PARK HOSPITAL DISTRICT
RESOLUTION 2026-006**

SUPPLEMENTAL BUDGET AMENDMENT FOR FISCAL YEAR 2026

**A RESOLUTION AMENDING THE 2026 BUDGET, APPROPRIATING ADDITIONAL MONEYS FOR
ADMINISTRATIVE EXPENDITURES, AND REDUCING THE UCHEALTH TAX TRANSFER
APPROPRIATION**

WHEREAS, the Park Hospital District (the “District”) is authorized by C.R.S. § 29-1-109 to amend its annual budget and make transfers and supplemental appropriations, and C.R.S. § 29-1-110 prohibits expenditures or obligations in excess of amounts appropriated; and

WHEREAS, the District provided notice of a public hearing concerning the proposed 2026 budget amendment in accordance with C.R.S. § 29-1-106 and held the public hearing on August 26, 2026; and

WHEREAS, by Resolution No. 2025-05, adopted December 11, 2025, the Board of Directors approved the District’s 2026 budget and appropriated \$200,000 for Administrative Expenses and \$4,450,132 for the transfer to UCHealth Estes Valley Medical Center, for a total appropriation of \$4,650,132; and

WHEREAS, during Fiscal Year 2026, the District incurred and anticipates legal and other administrative expenses that were higher than originally projected and are expected to exceed the original Administrative Expenditures appropriation, including retirement plan-related costs and anticipated legal expenses for ongoing District matters; and

WHEREAS, on August 18, 2026, the District approved a Memorandum of Understanding with UCHealth Estes Valley Medical Center and University of Colorado Health providing a new \$225,000 administrative allowance for calendar year 2026 in addition to the \$200,000 Administrative Portion previously appropriated, and the District also received a \$25,000 December carryover that was not included in the adopted 2026 budget; and

WHEREAS, the Board desires to approve an additional \$250,000 for Administrative Expenditures, increasing that appropriation from \$200,000 to \$450,000, and to reduce the UCHealth Tax Transfer appropriation by \$250,000, from \$4,450,132 to \$4,200,132, without changing the District’s total 2026 appropriation; and

WHEREAS, the Board has made provision for revenues in an amount equal to or greater than the total proposed expenditures set forth in the amended budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PARK HOSPITAL DISTRICT, COLORADO:

Section 1. The 2026 budget and appropriations are amended as follows:

Line Item	2026 Adopted	2026 Amended	\$ Change
Administrative Expenditures	\$200,000	\$450,000	\$250,000
UCHealth Tax Transfer	\$4,450,132	\$4,200,132	(\$250,000)
Total Appropriation	\$4,650,132	\$4,650,132	\$0

Section 2. The Board hereby approves the additional \$250,000 appropriation for Administrative Expenditures and the corresponding \$250,000 reduction to the UCHealth Tax Transfer appropriation as set forth in Section 1. The total 2026 appropriation remains unchanged at \$4,650,132, and the budget remains balanced.

Section 3. District officers and staff are authorized and directed to make the corresponding changes to the 2026 budget and accounting records. A certified copy of this Resolution shall be filed with the Colorado Division of Local Government in accordance with C.R.S. § 29-1-109.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon adoption.

ADOPTED this 26th day of August, 2026.

BY THE PARK HOSPITAL DISTRICT BOARD OF DIRECTORS

ATTEST:

Cory Workman, Board Chair

Janet Zeschin, Board Secretary

Agenda Title: Legal Counsel Services and Potential Transition of General Counsel
(Discussion/Action)

Background Information:

Hall Render currently serves as general counsel to the Park Hospital District pursuant to an engagement letter approved by the Board on December 11, 2025.

The Board will discuss the District's current and anticipated legal-service needs, the scope and cost of legal representation, and whether a transition to different general counsel should be considered. The discussion may include the process for identifying and evaluating potential legal counsel and ensuring continuity for pending District matters.

Attachments:

☐ Resolution
☐ Report
☐ Contract

☐ Letter
☐ Minutes
☐ Map

☐ Other

Board Action Needed:

Discuss the District's legal-counsel services and provide direction regarding whether to continue the current engagement, seek proposals or qualifications from other firms, or begin a transition of general counsel.

Suggested Motions:

If the Board wants to seek other firms:

"I move to direct the Chair and District Coordinator to develop and initiate a process for soliciting qualifications and proposals from law firms interested in serving as general counsel to the Park Hospital District, for future consideration by the Board."

If the Board wants to begin a transition:

"I move to authorize the Chair to begin the process of transitioning the District's general counsel, subject to Board approval of any new engagement agreement and coordination necessary to protect the District's pending legal matters."

If the Board wants no immediate change:

"I move to continue the District's current engagement with Hall Render as general counsel and take no further action at this time."

Agenda Title: Legal Services Authorization and Invoice Approval Procedures (*Discussion Only*)

Background Information:

The Board approved the District's engagement of Hall Render as legal counsel on December 11, 2025. The District also adopted its Spending Policy through Resolution No. 2026-001 on April 22, 2026.

The Board will discuss procedures for requesting and authorizing legal services and for receiving, reviewing, approving, and paying legal invoices. The discussion may include which Board members or District representatives may contact legal counsel on behalf of the District, how legal assignments should be documented, how invoices should be reviewed, and when Board approval is required.

The purpose of this discussion is to clarify responsibilities, promote consistent procedures, and support appropriate oversight of the District's legal expenditures. Any proposed policy or procedural changes may be presented to the Board for formal consideration at a future meeting.

Attachments:

☐ Resolution
☐ Report
☐ Contract

☐ Letter
☐ Minutes
☐ Map

☒ Other

- Hall Render Engagement Letter
- Resolution No. 2026-001 – District Spending Policy

Board Action Needed:

Discussion and Board direction only. No formal action is scheduled under this item.



Professional Corporation
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MARK L. SABEY
Direct Dial: 303.801.3538
Email: marksabey@hallrender.com

November 10, 2025

VIA EMAIL: cworkmanaud@gmail.com

Park Hospital District
1230 Big Thompson Avenue
Estes Park, CO 80517

Re: Engagement for Legal Services

Dear Cory:

Thank you for selecting Hall Render to represent Park Hospital District (“**You**”). The purpose of this Engagement Letter Agreement (“**Agreement**”) is to ensure that we have a clear understanding of our working relationship. Please feel free to contact me if You have any concerns.

Scope of Engagement

We will represent You as outside general counsel on legal matters and questions that arise (“**Services**”). I will have primary responsibility as initial point of contact, but will use other Hall Render attorneys and paraprofessionals when that is appropriate and cost effective. We will keep You informed of our progress on assigned work. You agree to keep us informed of any changes or developments that could affect that work.

Fees and Billing

The fees and costs for the **Services** are not entirely predictable. You agree to compensate us for services based on the time devoted to the **Services** at the hourly rates charged by members of Hall Render. The hourly rates of the attorneys who will work on this Matter will be billed at the rate of \$350.00 per hour for associates and \$495.00 per hour for partners. Our paraprofessional rates in the Denver office will be billed at \$160.00 per hour. Once this Agreement is signed by You, these rates will be effective as of December 1, 2025 as you begin operating under the New Service Plan. These rates will change on October 1st of each year. Our rates will be identified on each invoice. In engaging us, You agree to the current rates and any annual increase in those rates.

We will bill You for support services, such as photocopy and facsimile, messenger, and delivery service, online research, travel, word processing, court costs, and search and filing fees. We currently charge \$.20 per page for photocopies, and faxes are billed at \$1.00 per page.

Hall Render invoices are normally sent to You each month and reflect the services and expenses incurred the month before. Payment is due promptly upon receipt. We will assess a late

Park Hospital District
November 18, 2025
Page 2

charge of 1% per month on any outstanding balance older than 30 days. In addition, subject to our rules of professional responsibility, we may also cease performing services for You until satisfactory arrangements have been made for payments of amounts outstanding in excess of 60 days and the payment of future amounts.

Please confirm Your approval of this Agreement, including the Additional Terms and Conditions governing our engagement set forth in Attachment A, by returning a signed copy. If You have any questions, or if this Agreement does not accurately set forth our arrangement, then please let me know.

We look forward to working with You on this Matter.

Sincerely,

HALL, RENDER, KILLIAN, HEATH & LYMAN, P.C.



Mark L. Sabey

AGREED AND ACCEPTED:

PARK HOSPITAL DISTRICT

By: 
(Authorized Signature)

Printed Name: Cory Workman

Title: Chairman / PHD

Date: 12/11/2025

ATTACHMENT A
ADDITIONAL TERMS AND CONDITIONS
TO ENGAGEMENT LETTER AGREEMENT

1. Conflicts of Interest

We have determined that there is no present conflict of interest that prevents us from working on the Matter. Still, as a large law firm, there may be times You ask us to represent You in a matter that involves another existing or new client of Hall Render. Also, Hall Render may be asked during our representation of You to represent another existing or new client in a matter that involves You. In either instance, if the other client's interests and Your interests in the matter are directly adverse, then Hall Render may not handle the matter without Your consent and the consent of the other client(s).

The Rules of Professional Conduct governing lawyers generally prohibit a lawyer or law firm from representing one client in a matter directly adverse to another client unless the affected clients provide informed consent confirmed in writing. Along with the terms of this Agreement, this letter explains how Hall Render will resolve future conflicts issues so that You can decide whether to be represented by Hall Render in this engagement. In other words, the purpose of these Terms and Conditions is to seek a waiver of future conflicts but to do so subject to the conditions and limitations noted herein. Hall Render seeks a waiver only for work that is entirely factually and legally unrelated to our Engagement with You. Thus, Hall Render requests no waiver that would allow it at any time to:

- attack the work that Hall Render performs for You under this engagement;

- disclose or use adversely to You any of your confidential or nonpublic information; or
- to allow lawyers who work for You simultaneously to work adversely to You.

Outside these limitations, if the other client's interests and Your interests in the matter are not directly adverse, then you consent to Hall Render's representation of the other client. This may include representation of other clients in negotiations, business transactions, litigation, alternative dispute resolution, administrative proceedings, discovery disputes, or other legal matters even if those matters are adverse to you. The goal of this is to preserve our ability to represent You, and we include such an agreement in similar engagement letters with many of our other clients.

You should consider that your consent authorizes Hall Render to represent other parties or entities adversely to you in other matters, transactions, or disputes unrelated to the engagement under this Agreement.

Although You may revoke this waiver for future matters at any time, that revocation will not affect any legal work undertaken by Hall Render before receipt of notice of the revocation. In addition, and to the extent permitted by the applicable rules of professional conduct, You must consent to Hall Render's withdrawal from Your matters if withdrawal is necessary for Hall Render to keep representing other clients. If Hall Render does withdraw from a matter, however, we will help You transfer the matter to other counsel of Your choice and will not bill You

for legal fees, expenses, or other charges arising from the need to assist successor counsel with the transition.

Hall Render's representation does not extend to Your affiliates unless specifically identified by name in this Agreement. For any affiliates specifically named, Hall Render may represent other clients in matters that are directly adverse to those affiliates. If You request and Hall Render agrees to represent an affiliate, then You agree that the affiliate is bound by the terms set forth in this Agreement.

2. Fees

Our fees will be based mainly on the time worked by lawyers, paralegals, and certain others. Each lawyer in our Firm has an hourly billing rate, and the rate multiplied by the number of hours spent on a matter is the initial basis for determining our fee. We may, however, adjust the charge downward or upward based on other factors such as the novelty or complexity of the issues and problems encountered, the extent of the responsibility involved, the results achieved, the efficiency of our work, the customary fees for similar legal services, and other factors that will enable us to arrive at a fair fee under the circumstances.

In our experience, representation, engagements can often require the use of outside vendors including FMV consultants, eDiscovery vendors, and other outside experts. Our representation of You is conditional upon your agreement to allow Hall Render to engage these vendors—with your consent—when they are required. Whether we agree to engage the vendor directly with Hall Render or directly with You, You agree that all costs and fees associated with the engagement of any third party will be Your responsibility. Such costs and fees will be payable upon invoicing under this Agreement,

if the arrangement is through Hall Render or through the terms of a separate and direct agreement between You and the third party when appropriate. At times, Hall Render may recommend the use of experts with which it has an ownership relationship, such as Hall Render Advisory Services and NTRACTS but You retain the right to refuse the use of such a vendor, revoke previous consent to the use of such a vendor, and to require the use of another, unrelated vendor.

If access to any of the materials in our possession relating to this engagement, or any other work performed by us for You, is sought by a third party; or if we are requested or compelled to testify as a witness in any legal proceeding related to our work for You, by subpoena or otherwise; or if for any reason we are made a party to any litigation related to our work for You, then we will promptly notify You of such action. After notification, we will either tender to You our defense responding to such request, and cooperate with You on our response thereto or, at our discretion, retain counsel for our defense. You also agree to compensate us at our standard billing rates for our professional fees and expenses, and agree to pay the reasonable attorneys' fees incurred by us in our response to such action.

3. Files and Records

At the end of the Matter, we will maintain the confidentiality of any of Your information provided us in accordance with applicable rules of professional conduct. Hall Render has internal policies that determine the retention period for closed representation files, which includes all electronic or hard copy records related to the Matter. Thus, we will retain the files pertaining to the Matter, including material prepared by or for the internal use of our attorneys, for a minimum period of six years after the Matter ended.

Unless You request return of this file material before the expiration of the retention period, Hall Render reserves the right to destroy it at the end of the defined retention period without further notice to You.

4. Communication

We often send our clients information about Hall Render or legal matters we think might interest them. You agree that we may send You this material, either by electronic mail or other means. You also agree that we may communicate with You about this Matter by electronic mail on an unencrypted basis.

Either at the beginning or during representation, we might express opinions or beliefs about the Matter and the results that might be anticipated. Any such statement made by us is an expression of opinion only and is not a promise or guarantee of results.

Changes in law or circumstances that could impact You may occur during or after representation. We may inform You of these changes from time to time but such communications do not create a new attorney-client relationship once the engagement has terminated.

You agree that Hall Render may list You on publicly disclosed lists and other materials as clients that Hall Render represents. In doing so, we will not identify work we provided to you without your consent.

5. Joint Representation

If Hall Render's representation of You in a matter involves joint representation with other parties, unique rules will apply to that representation due to attorneys' ethical requirements under certain Rules of Professional Conduct. Joint representations are those that involve representing multiple

parties in the same matter and the Rules of Professional Conduct therefore treat You and the other parties as joint clients for purposes of the attorney-client privilege. Thus, all information that You communicate to us is privileged from disclosure only as to third parties. This information is not privileged among the parties as joint clients.

In the context of joint representation, each client is privy to the facts and information gained by any one client in pursuit of the common goal or defense. Information that You communicate to us will be available to all other clients, as necessary for us to adequately defend both of Your interests. By waiving any conflicts that may arise out of our joint representation, You also waive the ability to assert the attorney-client privilege against each other for confidential communications related to your common defense. If at any point one individual determines that material information must be kept confidential from the other represented individuals, this will create a conflict of interest and require our immediate withdrawal as outlined in section 1 above.

5.1 Conflicts Related to Joint Representation

In any instance in which Hall Render represents several parties in the same action, it is our practice in compliance with the Rules of Professional Conduct to obtain consent in writing to the joint representation and the waiver of any conflict of interest that presented as a result of that joint representation.

Thus, if during Hall Render's representation of you we engage in a joint representation and if at any time an individual's interests become adverse to another individual's interests, Hall Render will need to withdraw representation from all individuals. While we do not believe such a

conflict is likely to arise, if it does, it is important that we inform You of our obligation to withdraw immediately. As outlined above, if we must withdraw from this Matter, we will assist in such a transition at no charge.

6. Governmental Program Participation

Hall Render represents and warrants that neither it nor any of its employees have been excluded from participation, and are not otherwise ineligible to participate in a “Federal Health Care Program” as defined in 42 U.S.C. § 1320a-7b(f) or in any other government payment program. If Hall Render or Hall Render’s employees should be excluded from participation, or become otherwise ineligible to participate in any such program during the term of this engagement letter, Hall Render will immediately notify You of the event.

7. Termination of Representation

You may terminate this Agreement at any time for any reason by written notice. Hall Render may terminate this Agreement and withdraw from any representation of You for failure to assist us in our representation, for noncompliance with this Agreement or for any other reason permitted under the applicable rules of professional conduct. This includes the right for Hall Render to terminate this Agreement at its own discretion if at any time You:

- Fail to make required payments within 30 days after billing;
- Misrepresented, refused or failed to disclose material facts;
- Discovery of a conflict with another client of Hall Render with You;

- A dispute between You and Hall Render that cannot be resolved in a good faith and amicable way; or
- Any other reason as deemed appropriate by Hall Render and permitted under the applicable rules of professional conduct.

If we terminate the engagement, then Hall Render will take all reasonable steps to protect Your interests in the Matter and, upon request from You, will suggest possible new counsel. If You request, then Hall Render will provide new counsel with any papers You have given us.

Unless previously terminated, our representation of You in the Matter will end on the last date of services in the last invoice for a matter, or 60 days after final work product on a component of a matter has been delivered. After the Matter ends, there might be changes in laws or regulations that might affect Your future rights and liabilities, but Hall Render does not have an obligation to continue to advise You about future legal developments, unless You engage us to do so.

Our engagement will terminate upon the earlier of either party terminating the relationship by written notice, or the passage of one year since Hall Render last provided services.

8. Mandatory Arbitration

Unless prohibited by law, any dispute (a “**Dispute**”) arising out of or relating to this Agreement or the subject matter of it, or any breach of this Agreement, including any dispute about the scope of this clause, will be resolved through arbitration administered by the American Health Law Association Dispute Resolution Service and conducted under the AHLA Rules of Procedure for Arbitration. Judgment on the award may be

entered and enforced in any court having jurisdiction.

8.1. Jurisdiction-Specific Modifications for Binding Adjudication

The above arbitration procedures will be required in all jurisdictions unless state law or state Rules of Professional Conduct require a different process for binding, out-of-court adjudication. If the law controlling this Agreement requires such modifications, then the Parties agree and consent to following such modifications to resolve any disputes about this Agreement—including fee disputes, legal malpractice claims, or both.

8.2. Arbitration Procedures

Whether conducted under the AHLA Rules of Procedure for Arbitration or other binding rules required by law in controlling jurisdiction (the Rules), Arbitration must be held in the county in which You reside or the county in which the Dispute arose, before an arbitrator selected under the Rules who will have no personal or pecuniary interest, either directly or indirectly, from any business or family relationship with either of the parties. All decisions of the arbitrator will be final, binding, and conclusive on the parties.

The parties agree to equally share the costs of the arbitrator and the arbitration fee (if any). Each party will bear that party's own attorneys' fees and costs, and the prevailing party will not be entitled to reimbursement by the other party of any of its fees or costs incurred in connection with the arbitration under this Agreement, regardless of any rule to the contrary in the applicable arbitration rules. Either party may seek enforcement of the arbitration award in the state or federal court of proper jurisdiction, and each party consents to the exclusive jurisdiction and

venue of said courts in any claim or action arising under or otherwise in connection with this Agreement.

8.3. Informed Consent

It is important that You understand the advantages and disadvantages to mandatory arbitration. Agreeing to Mandatory Arbitration waives your right to a jury trial, limits appeal rights, and, in some cases the broad discovery otherwise allowed by litigation—including if You are dissatisfied with the arbitrator's judgment. Arbitration can also include upfront costs unlike traditional litigation and may be confidential. Yet Arbitration can provide parties a more streamlined resolution process that can prove less costly than protracted litigation and can allow the Parties to maintain confidentiality on the outcome. Nothing in this Mandatory Arbitration provision limits the liability or types of claims which would otherwise be available to either party under applicable law.

By signing this Agreement containing this Mandatory Arbitration provision, You agree to submit any Disputes to arbitration as outlined above and thus waive any and all rights to a jury trial for any Dispute and to resolve any issues related to this Agreement—including fee disputes, legal malpractice claims, or both—through mandatory arbitration. You also agree that you have had the opportunity to consult with independent counsel regarding this Agreement prior to execution.

9. Severability

If any part of this Agreement is held to be unenforceable or inapplicable in a court of law, such provision will be severed and the remainder of the Agreement will remain in full force and effect.

**PARK HOSPITAL DISTRICT
RESOLUTION 2026-001**

A RESOLUTION ADOPTING A SPENDING POLICY FOR THE PARK HOSPITAL DISTRICT

WHEREAS, the Park Hospital District (“District”) is a political subdivision of the State of Colorado and a duly organized special district pursuant to Title 32, Colorado Revised Statutes; and

WHEREAS, the Board of Directors (“Board”) is responsible for the governance, financial oversight, and proper management of District funds; and

WHEREAS, the Board desires to establish clear policies governing the expenditure of District funds to ensure fiscal responsibility, transparency, and accountability; and

WHEREAS, the Board recognizes the importance of implementing internal controls, defining expenditure authority, and ensuring appropriate oversight of financial activities; and

WHEREAS, the Board reviewed and approved the Spending Policy on April 16, 2026; and

WHEREAS, the Board desires to formally adopt the Spending Policy by resolution to ensure it is incorporated into the District’s official governance framework and records.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PARK HOSPITAL DISTRICT AS FOLLOWS:

- 1. Adoption of Policy.** The Spending Policy, as previously approved by the Board on April 9, 2026, hereby formally adopted and incorporated into the official policies of the District.
- 2. Implementation.** The District’s staff and authorized representatives are directed to implement and adhere to the provisions of the Spending Policy.
- 3. Severability.** If any provision of this Resolution is held to be invalid, such invalidity shall not affect the remaining provisions.
- 4. Effective Date.** This Resolution shall take effect immediately upon adoption.

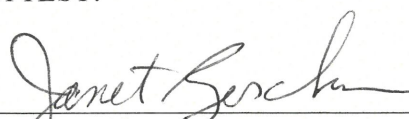
ADOPTED, this 22nd day of April, 2026.

BY THE PARK HOSPITAL DISTRICT BOARD OF DIRECTORS



Cory Workman, Chair

ATTEST:



Janet Zeschin, Secretary

Agenda Title: Historical District Records Update (*Discussion*)

Background Information:

Chair Workman will provide an update regarding his recent visit to the location where historical Park Hospital District records are being stored by UCHHealth. Based on his initial observation, the volume of records appears manageable and may fit within a small storage unit or similarly sized secured space.

A UCHHealth representative can coordinate access when the District is ready to review the records. The District may access the room to conduct a more detailed inventory before beginning the transfer process.

Some materials, including older election records and ballots, may have met the applicable retention period and may be eligible for destruction. Before any records are destroyed, the District will confirm the applicable legal requirements and records-retention schedule and document the authorized disposition.

The next steps may include conducting a physical inventory, identifying appropriate secure storage, determining which records must be retained, and developing a plan for transferring and organizing the records.

Attachments:

☐ Resolution
☐ Report
☐ Contract

☐ Letter
☐ Minutes
☐ Map

☐ Other

Board Action Needed:

Receive Chair Workman's update and provide direction regarding the inventory, storage, retention review, and transfer of the District's historical records. No formal action is scheduled under this item.

Agenda Title: EVMC Advisory Board Update (*Discussion*)

Background Information:

Secretary Zeschin or Vice Chair Alper will provide an update regarding recent activities and discussions of the Estes Valley Medical Center Advisory Board.

Attachments:

☐ Resolution
☐ Report
☐ Contract

☐ Letter
☐ Minutes
☐ Map

☐ Other

Board Action Needed:

Receive the update and discuss any matters relevant to the Park Hospital District. No formal action is scheduled under this item.

Agenda Title: Further Business

The Further Business section for the August 26, 2026 Regular Board Meeting Includes:

- 9.A Proposed Agenda Items for Future Meetings (*Discussion*)
- 9.B Meetings to Schedule (*Discussion*)

Upcoming Meetings:

- Next Scheduled Regular Meeting of the Board of Directors:
Wednesday, September 23, 2026 at 5:30pm – Town Hall, 170 MacGregor Avenue