HUNT MEMORIAL HOSPITAL DISTRICT

BOARD OF DIRECTORS MINUTES

June 23, 2026

The Board of Directors of Hunt Memorial Hospital District conducted a meeting on Tuesday, June 23, 2026, at 5:30 p.m. in the sixth-floor Homer Horton, Jr. Boardroom at Hunt Regional Medical Center, 4215 Joe Ramsey Boulevard, Greenville, Texas.

Dr. Pierce, Chairman, called the meeting to order.

ROLL CALL:

Mrs. Deborah Clack
Dr. Tina Fletcher (Absent)
Mrs. Leslie Killgore (Absent)
Mr. John C. Nelson, Jr.
Mr. Wesley Oswald
Dr. Scott Pierce
Mr. Michael Taylor
Mrs. Julia Wensel
Mr. Wyman Williams

comprising a quorum of the Board; also,

Mr. Steven Lee Boles, Jr., President/CEO
Mr. Stuart O'Neil, Vice President of Legal Affairs
Mr. Reese Hurley, Vice President/CNO
Ms. Brandi Isham, Vice President Quality/Clinical Coordination
Mr. Chad Martin, Vice President, Financial Operations
Mr. Travis Potter, Vice President, Business Development
Asim Usman, M.D., Vice President, Physician Relations
Robert Deuell, M.D., Vice President of Medical Staff Affairs
Thomas Selvaggi, M.D.
Mr. Randy Wineinger, Hunt County Tax Assessor-Collector
Mr. Patrick Woods, Perdue Brandon FielderCollins&Mott, LLP
Mr. Patrick McArthur, Perdue Brandon FielderCollins&Mott, LLP
Mr. Brandon Lane, Linebarger Goggan Blair & Sampson LLP
Ms. Rose Hayden, Development & Communications Director
Ms. Kim Saenz, Service Excellence Director
Ms. Louisa Bryant
Ms. Anne Mills

Approval of Minutes Mr. Nelson moved, seconded by Mrs. Clack, to approve the May 26, 2026 meeting minutes as presented. The motion carried unanimously.

Medical Staff Report

Dr. Deuell reported a new surgeon will be starting in the fall and a Gastroenterologist will begin late summer.

Citizens to Be Heard on Non-Agenda Items

Ms. Bryant reported that following last month's board meeting, a director assisted with scheduling a meeting to discuss her allegations, and she canceled the meeting as she was unable to retain an attorney for herself. She presented two binders with detailed documentation supporting her claims of patient fraud and medical malpractice.

Mr. Woods and Mr. McArthur of the Perdue firm and Mr. Lane of the Linebarger firm each discussed delinquent property tax collections services they provide, and following their comments, it was requested both firms make a ten-minute presentation at the July meeting so members may make a more informed evaluation.

Public Testimony

There were no members of the public present to address the Board of Directors regarding any item of the agenda before or during the Board's consideration of said items.

Unfinished Business

There was no unfinished business.

New Business Consent Agenda

Mr. Oswald moved, seconded by Mrs. Clack, to approve the following consent agenda item as recommended. The motion carried unanimously.

> To approve the appointments, changes in staff status, and resignations for the Hunt Regional Medical Staff and Allied Health Professional Staff, upon recommendation of the Board Credentials Review Committee.

Action Items FY '27 Internal Medicine Residency Budget

Dr. Usman presented the Fiscal Year 2026-2027 Internal Medicine Residency Program budget for consideration. He discussed funding through CMS as GME (Graduate Medical Education), noting the reconciliation is expected in September for both the Internal Medicine and Podiatry programs. The proposed budget projects $2.5M in IME revenue and an expansion of professional fee billing to $1M, with an anticipated next positive margin of $466,560, or potentially higher depending on the CMS reconciliation in September. Following the presentation and discussion, Mr. Taylor moved, seconded by Mr. Oswald, to approve the budget as presented. The motion carried unanimously.

FY '27 Podiatric Surgical Residency Budget

Dr. Usman presented the Fiscal Year 2026-2027 Podiatric Surgical Residency Program budget for consideration. The proposed budget has operating expenses of $591,215 with excess revenue of $170,490. The budget reflects incremental salary increases for the second and third residents to narrow the gap with local programs. Following the presentation and discussion, Mr. Taylor moved, seconded by Mr. Oswald, to approve the budget as presented. The motion carried unanimously.

Resolution No. 371

The agenda item "Resolution 371 authorizing the addition of a collection penalty in the collection of delinquent property taxes" was tabled to allow the delinquent property tax collection law firms to make a ten-minute presentation during the Board of Directors meeting next month.

Financial Statements

Mr. Boles presented the May 2026 financial statements and statistical data. Following the presentation and discussion on surgical and GI services, accounts receivable and collections, Medicaid and supplemental funding cash flow impact, Mr. Taylor moved, seconded by Mr. Oswald, to approve the financial statements, subject to audit. The motion carried unanimously.

DISCUSSION ITEMS

Strategic Initiatives

Strategic initiatives may be discussed in Executive Session.

Chairman's Report

Dr. Pierce reported the annual Foundation Gala raised over $50,000 with $22,000 from the auction. He expressed his appreciation to those who attended and supported the event.

Dr. Pierce discussed planning future offsite board meetings at other Hunt Regional locations.

President/CEO Report

The following was reported:

Dr. Usman reported that two surgeons are scheduled to interview. Contract negotiations with an MFM (Maternal Fetal Medicine) group are underway to provide on-site clinic and telehealth for high-risk OB patients. Recruitment to assist our cardiologists has begun.

Mr. Potter reported the new Royse City Emergency Room opened 23 days ago and increased patient volume from 12 to 21 daily within three weeks, a 72% increase. About 40% of the patients are Medicare and Medicaid, differentiating the facility from local competitors that do not accept these payers. Pediatric patients under 18 represent 25% of the visits, higher than expected, with some transfers to Children's Hospital. Zero patients have left without being seen, with a target to maintain this standard indefinitely. Ambulance traffic to the facility is increasing weekly, further indicating growing community reliance.

Mr. Potter reported the outpatient physical therapy services, including speech and occupational therapy, will be relocating to the new Greenville Rec Center. Once the therapy department relocates, the Cardiac Rehab Department will relocate into their vacated space. This new location for Cardiac Rehab will better serve the patient population with a larger space for their equipment and access to closer parking.

The Hunt Regional Family Medicine Live Oak Clinic is tentatively scheduled to relocate to the former Commerce Emergency Department facility on August 7 with a later Open House scheduled. Renovations focused on improving provider workspace and secure registration areas for approximately $15,000. Potential for future expansion includes adding exam rooms and improved patient flow design. Future plans include adding cardiology and orthopedic specialists at the outpatient location, and consideration is being given to having basic X-ray services in the clinic space using unused equipment from Rockwall. Following discussion, Dr. Pierce recommended that, prior to opening the clinic, the Board conduct its July meeting there so Board members may see the space, and the Board concurred.

Mr. Boles reported the wall separation, the OR hybrid suite, and the linear accelerator bond projects will begin in August. The linear accelerator project will take approximately six months, so the installation should be complete by January 2027.

Mr. Martin discussed revenue cycle and billing process improvements. Efforts to modernize billing, collections, and revenue cycle management are underway to improve cash collections and reduce aged accounts. He reported the hospital replaced underperforming collection vendors and engaged Revo for older accounts starting May 23, with early-out collections focusing on the first 90-120 days post-discharge with friendly communication without credit reporting threats. Patient statements now include itemized charges and direct links to payment portals to improve transparency and payment rates. Implementation of Sliced Health software to audit insurance contracts and payments helps identify underpayments and automates appeals using AI. He reviewed the collection and write-off processes and discussed the outstanding challenges with the recent exit of JTS on May 15.

Executive Session An Executive Session was held under the Texas Government Code §551.071, §551.072, §551.074, and §551.085. Following the Executive Session, no action was taken.

Adjournment There being no further business, the meeting adjourned at 7:53 p.m.

Deborah Clack

Deborah Clack
Secretary

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