

**HUNT MEMORIAL HOSPITAL DISTRICT
BOARD OF DIRECTORS MINUTES**

July 28, 2026

The Board of Directors of Hunt Memorial Hospital District conducted a meeting on Tuesday, July 28, 2026, at 5:30 p.m. in the lobby of Hunt Regional Family Medicine Live Oak Clinic, 2800 Highway 24, Suite A, Commerce, Texas.

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

ROLL CALL:

Mrs. Deborah Clack
Dr. Tina Fletcher
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
Lori Allembaugh, D.O., Chief of Staff
Robert Deuell, M.D., Vice President of Medical Staff Affairs
Richard Selvaggi, M.D., Retired, Medical Staff
Thomas Selvaggi, M.D., Medical Staff
Alan Schonfeld, M.D., Medical Staff
Mauricio Trujillo, M.D., EMS Medical Director
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
Mr. Bret Freeman, Trauma Services Manager/EMS Director
Mr. Michael Sanchez, Asst. EMS Director

Mr. David McLaughlin, Hunt County AMR Operations Manager
Ms. Cindy Hitchcock, EMT and Administrative Assistant for Hunt County AMR
Ms. Rose Hayden, Development & Communications Director
Ms. Kim Saenz, Service Excellence Director
Mr. Howdy Lisenbee, Commerce City Manager
Mr. Robert Ford, Commerce
Numerous citizens in attendance in the meeting room and outside

Approval of Minutes Mr. Nelson moved, seconded by Mrs. Clack, to approve the June 10, and June 23, 2026 meeting minutes as presented. The motion carried unanimously.

Medical Staff Report Dr. Allembaugh reported the Medical Staff will conduct their annual meeting on September 15, 2026 and will vote on amendments to the Medical Staff bylaws.

Citizens to Be Heard on Non-Agenda Items Mr. Lisenbee thanked the Board for keeping the commitment made months before in ensuring there would be adequate emergency response for our citizens and for expanding healthcare access by relocating the Live Oak Family Medicine Clinic to this larger facility. He requested the District consider financial support to the Senior Center Resources and Public Transit system as they provide transport to and from our facilities, and with many Commerce citizens walking to the current clinic site, they may not be able to safely walk to the new location and may need assistance to use the transport service.

Mr. Ford discussed property taxes and the use of the funds to support the Hospital District.

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.

Introduction Of Officers And Directors There were no introductions made.

Unfinished Business Mr. Lane, Mr. McArthur, and Mr. Woods collectively provided an overview of the delinquent tax collection services their firms provide, focusing on performance, cost, and local presence to maximize revenue recovery for Hunt Memorial Hospital District. The Linebarger firm advocates a higher recovery percentage at 133%, surpassing Perdue's 107% rate. They maintain a fully staffed local office with three full-time employees; their approach emphasizes litigation, detailed case management, timely court appearances, and promised regular reporting every six months of quarterly reports to track collections and maintain transparency with the Hospital District. The Perdue firm reported collecting over \$1.12 million in the last 12 months for the District and stressed that its focus is on collections through negotiation and research rather than litigation, which, in their opinion, is a less efficient collection tool. Perdue will charge a 15% attorney fee compared to Linebarger's 20%, reducing taxpayer burden and rising inflation. Perdue will collect Hospital District and County taxes jointly, simplifying taxpayer interactions and avoiding confusion from split collections. Following discussion over collection metrics and fee structures, the Board tabled the agenda item until the August meeting.

Resolution No. 371 The agenda item "Approve Resolution authorizing a Twenty-Percent Penalty to defray Hunt Memorial Hospital District's costs of property tax collections ~ Discuss, consider and take action to ratify Resolution No. 271 authorizing the imposition of an additional twenty-percent (20%) penalty to be borne by the delinquent taxpayer to defray the costs of collection, as authorized by the Texas Property Tax Code §33.07 and §33.08, to compensate a private law firm for its attorneys' fees" was tabled.

New Business Mr. Taylor moved, seconded by Mr. Oswald, to approve the following
Consent Agenda consent agenda item as recommended. The motion carried unanimously.

To approve the appointments, a request for additional clinical privileges, and resignations for the Hunt Regional Medical Staff and Allied Health Professional Staff, upon recommendation of the Board Credentials Review Committee.

To approve \$101,744 for the purchase of ERBE Vio 3n/APC 3 generators for the Hunt Regional Medical Center Endoscopy Department upon recommendation of the Facilities Planning Committee and the Finance/Budget Committee.

Action Items Mr. McLaughlin reported Hunt Regional contracts AMR Hunt County EMS and 13 Fire Departments to provide emergency medical services throughout Hunt County. In 2025, they responded to over 25,500 calls, averaging 70 emergency calls per day. They provide four stations, maintain eight frontline ambulances, and have a 24/7 critical care supervisor to handle complex incidents. He reviewed staffing levels, unit metrics, response times, compliance rates, and their participation in monthly quality assurance meetings to review performance metrics and patient outcomes. They have a close partnership with Air Evac when cases exceed local trauma or stroke center capabilities, and they will maintain full county coverage if new Emergency Service Districts are formed. The EMS crews actively participate in local events, provide CPR training in high schools, host car seat installation drives across the county, and organize community service projects. They collaborate with local fire departments by supplying medical equipment and training to ensure countywide readiness. They provide neonatal critical care transports and have safely brought 30 newborns to Hunt Regional's Level 3 NICU, reducing reliance on outside agencies.

Mr. Sanchez provided an overview of the Texas EMS School: 57 candidates enrolled, 28 passed and completed their programs, and 21 of the 28 achieved National Certification with a 75% pass rate. Three of the 21 are Paramedic Level Certified, and 18 are EMT Level Certified. Royse City ISD is in its fourth year of the EMT Program, with 18 students fully certified since the program began. The Hospital District plans to continue growing the EMS education partnerships and certification programs with school districts in Hunt County.

Dr. Trujillo expressed his appreciation for the dedication and phenomenal efforts of everyone involved with our EMS program and thanked the Hospital District for its continued support in providing excellent care in our community.

HMHD Board Budget Workshop The consensus of the Board was to conduct a budget workshop on Tuesday, August 25, 2026 at 2:30 PM in the boardroom to discuss the fiscal year 2027 operational plan, proposed tax rate, and set a date for a public hearing.

Financial Statements Mr. Boles presented the June 2026 financial statements and statistical data. Following the presentation and discussion on revenue growth and patient volume trends, expense management and bad debt recovery, the governmental transfer programs and receivables, and the bond rating upgrade to stable by Moody's, 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 There was no report.

President/CEO Report The following was reported:
Mr. Boles reported the Hospital District considers the Senior Center Resources and Public Transit (SCRIPT) system a strategic partner, providing financial support to them as they provide operational support to us. The Hospital District awarded Danny Allembaugh, CEO, with the Community Partner Award last year during National Hospital Week in recognition of all that he and SCRIPT provide to the Hospital District and Hunt County.

Mr. Boles reported Hunt Regional Family Medical Live Oak is moving to this location next week with a public Open House scheduled for Monday, August 17. Three years remain on the Live Oak clinic lease, and research is underway on how to use the space. The former Commerce Urgent Care space is available as a physician office, and as specialists are recruited, the space can be shared to rotate them in Commerce. The former pediatric office in Greenville was remodeled and is the new location for the Family Medicine mid-level providers.

Mr. Boles reported that the hospital received a \$100,000 grant from the Office of the Department of Agriculture to offset the cost of the two new HVAC units purchased two months ago and thanked Frances Dalby and Ryan Madewell for submitting the grant application.

Mr. Boles reported the robotic track system for lab processing is scheduled for replacement in early August. Once implemented, this new equipment will improve testing throughput and turnaround times.

Dr. Usman reported a second GI specialist is starting August 1 and will address low outpatient volume and support revenue growth.

Mr. Potter reported that in the first two months of operations, the Royse City Emergency Department has seen rapid patient growth from 12 to 25 patients per day, a 27% increase from June to July, and ambulance arrivals and admissions to Hunt Regional Medical Center Greenville are increasing. To manage patient surges, the hospital has opened the fifth floor more permanently to accommodate ER overflow.

Mr. Boles reported the Level 3 Trauma designation survey was held last week at Hunt Regional Medical Center, and Hunt Regional Medical Center Royse City is expecting their Joint Commission survey at any time.

**Compliance
Report**

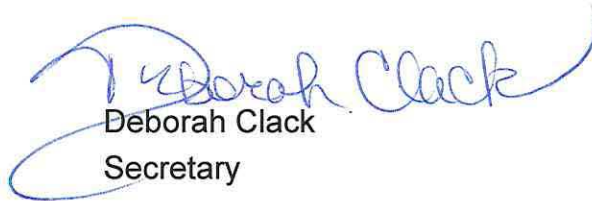
Mr. O'Neil presented the Compliance report for the second quarter (April through June) 2026. A total of 443 employees completed compliance training; sanction checks for the quarter totaled 312, were completed before start dates, and were negative. Medical Staff appointments/reappointments: 7 in April, 8 in May, and 6 in June. There were no hotline/investigation reports received during the quarter; there were two exit interview questions with HR issues in April and May that were investigated and addressed appropriately, and none in June that were investigated and addressed as needed; and there were no physician compensation agreements approved by the Compliance Committee during the quarter. Following the overview, the report was accepted.

**Closing
Remarks**

Dr. Pierce reinforced the Board's commitment to transparency, community involvement, and regulatory compliance while managing operational challenges. In the future, when rotating meeting venues, the Board will use larger spaces when needed to accommodate public attendance. It was emphasized that the value of community input and open communication is key to building public trust and reducing misinformation.

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
Secretary

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