

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

August 25, 2026

The Board of Directors of Hunt Memorial Hospital District conducted a meeting on Tuesday, August 25, 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
Mrs. Leslie Killgore
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
Murthy Chamorthy, M.D., Radiology Department
Ms. Rose Hayden, Development & Communications Director
Ms. Kim Saenz, Service Excellence Director
Ms. Julie Gibson, Foundation Director
Mr. Raymond Lenz, Acute Rehab Director
Ms. Bonnie Jean Stewart, Lab Solutions Director
Mr. Patrick McArthur, Perdue Brandon FielderCollins&Mott, LLP
Mr. Brandon Lane, Linebarger Goggan Blair & Sampson LLP
Ms. Mary Petty, P3 Works
Mr. Eddy Daniel, Caddo Mills City Engineer
Mr. Matt McMahan, Caddo Mills City Manager
Ms. Debbie Aiken, Commerce

Approval of Minutes Mr. Oswald moved, seconded by Mrs. Clack, to approve the July 28, 2026 meeting minutes as presented. The motion carried unanimously.

Medical Staff Report Dr. Deuell reported that a new Radiology group began August 1st. In September, there will be full GI coverage; Dr. Green, General Surgeon, will begin October 1, and Dr. Tse, General Surgeon, will begin December 1, and Dr. Yu, Vascular Surgeon, will join the Lam Vascular Group and provide coverage here. The Hunt Regional Family Medicine Live Oak clinic has moved into the former Commerce Emergency Room, and things are going well.

Citizens to Be Heard on Non-Agenda Items There were no comments.

Public Testimony Mr. McArthur recapped the delinquent tax collection services, Perdue has provided, and they stand ready to provide regular collection reports to the Board; they will collect accounts at a 15% collection fee, and they stand behind their performance.

Introduction Of Officers And Directors Dr. Chamarchy, Interventional Radiologist, was introduced as the new Medical Director overseeing the operations of the Radiology Department. Dr. Chamarchy discussed his education and training and shared his vision for developing a center of excellence for Mammography services and new lines of services, i.e., CT coronary angiograms. Following his overview, the Board welcomed Dr. Chamarchy to the District.

Unfinished Business Delinquent Tax Collection Services Mr. O'Neil reported representatives from Linebarger and Perdue made presentations last month regarding delinquent tax collection services. The District has been using the services of Perdue and discussed going to the Linebarger firm. Mr. Taylor moved, seconded by Mrs. Clack, to move services to Linebarger, Goggan Blair & Sampson LLP. The motion carried unanimously.

Resolution No. 371 Mr. O'Neil presented Resolution No. 371, a resolution authorizing the collection firm to follow the statutory language to go up to a 20% penalty fee for the delinquent taxes they collect. Following discussion, Mr. Taylor moved, seconded by Mr. Williams, to approve Resolution No. 371 as presented. The motion carried unanimously.

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

To approve the appointments, requests for additional clinical privileges, requests for 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.

To approve \$21,450 to purchase the Sun Nuclear Quality Management package for the Cancer Center, upon recommendation of the Finance/Budget Committee.

Action Ms. Petty presented a 2026 amended and restated final project and
Items finance plan for the Caddo Mills Reinvestment Zones Number One and Two.
Caddo Ms. Petty presented amendments to TIRZ #1 that add approximately \$50M in
Mills new eligible projects focused on roads, sewer, and water infrastructure
TIRZ benefiting the entire zone. The participation agreement covers a 30-year
Nos. term, with the hospital district receiving approximately \$13M over that period
1 & 2 as the zone grows. Higher-value homes from \$380,000 to \$850,000 attracted through city-mandated amenities and lot sizes aim to increase tax base quality and reduce charity care burdens. TIRZ Number Two amendments include boundary expansions, but net project costs decreased because TxDOT roadway costs were removed. The net overall project cost increase across both zones is about \$16M after accounting for removals, and the Board retains discretion to accept or reject new parcels and projects as developments evolve. The discussion focused on timing and financial impacts, emphasizing support for city-led annexation to control growth quality. The TIRZ funds can be requested to support future hospital infrastructure projects. Development revenues are expected to begin accruing significantly by year 4 after vertical construction starts. Following the presentation and discussion, Mr. Oswald moved, seconded by Mrs. Clack, to approve the First Amendment to the Agreements to Participate in Reinvestment Zone Number One and Number Two of Caddo Mills as presented. The motion carried unanimously.

Milestone Mr. Lenz reported the Milestone contract for the Acute Rehab
Healthcare Services is up for a three-year renewal and reflects consistent operational
Contract success despite managed care challenges. He reported Managed Medicare

pre-authorization changes have reduced admissions, but their proactive front-end certification minimizes payment denials. Traditional Medicare patients remain stable with 120 admissions reviewed under the Review Choice Demonstration program yielding only three denials. Current census fluctuates between 12 and 17 patients, with 17 beds staffed to match census. Following the overview, Mrs. Killgore moved, seconded by Mr. Oswald, to renew the three-year Milestone contract as presented. The motion carried unanimously.

Financial Statements Mr. Boles presented the July 2026 financial statements and statistical data. Following the presentation, 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:

A marketing video for Royse City outlining the facility and services provided was presented. Mr. Potter reported Royse City and Caddo Mills are among the fastest-growing cities in Texas and the nation, with 16% and 38% growth rates, noting the median age in these cities is 32, younger than the county average, supporting demand for family and pediatric services. The Royse City Emergency Department opened in June and already serves over 30 patients daily, with 61% of patients from local cities. Ambulance arrivals have increased 60%, with daily admissions of one to two per day, rising to four admissions on multiple days. Continued growth is expected with patient volumes trending upward as schools reopen and community awareness rises.

Dr. Usman reported physician recruitment in growing markets is critical, as admissions in Royse City approach capacity, with two to three admissions expected to rise to five by winter. Dr. Mahmoud, GI, started August 1 and is performing four to five procedures daily with full payor credentialing expected in one to two months. Plans are to expand orthopedics and OB/GYN services and continue with locum tenens to support surgery to relieve Dr. Haim.

Executive Session An Executive Session was held under the Texas Government Code §551.071, §551.072, §551.074, §551.076 and §551.085. Following the Executive Session, no action was taken.

Adjournment There being no further business, the meeting adjourned at 7:34 p.m.


Deborah Clack
Secretary

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