

**Texana Center  
Board of Trustees  
Minutes  
Date: December 7, 2016**

On the above date the regular meeting of the Texana Center Board of Trustees was held in the J. C. Whitten Conference Room in Building A at 4706 Airport Avenue in Rosenberg, Texas.

**MEMBERS PRESENT:**

Dianne Wilson, Board Chair  
Willie Greer  
May Tape  
Mary desVignes-Kendrick  
Randy Reichardt  
Anita Christensen

**MEMBERS ABSENT:**

Sue Fagan  
Dennis W. Young  
Mary Zalunkewicz

**STAFF PRESENT:**

George Patterson, Chief Executive Officer  
Amanda Darr, Chief Financial Officer  
Dot Preisler, Director, Human Resources  
Tracey Shaw, Director, Development & Community Relations  
Shari Talbot, Director, Authority and Admissions  
Kate Johnson-Patagoc, Director, IDD Specialized Services  
Lori Marcus, Compliance Officer  
Rhonda Hodges, Recording Secretary

**STAFF ABSENT:**

Kevin Barker, Director, Provider Services  
Shena Timberlake, Director, Behavioral Healthcare

**GUESTS:**

There were no guests in attendance.

I. CALL TO ORDER, INVOCATION, DETERMINATION OF QUORUM AND RECOGNITION OF GUESTS

The meeting was called to order at 9:00 A.M. by Dianne Wilson, Chair. Willie Greer said the invocation. The Board Chair determined there was a quorum to conduct the meeting. There was no correspondence to discuss.

II. RECOGNITION OF ABSENCES

Dianne recognized Dennis W. Young, Mary Zdunkewicz, and Sue Pagan as being absent from the meeting.

III. APPROVAL OF MINUTES

- September 28, 2016 – Board of Trustees Meeting

Dianne questioned whether the Board had any additions or corrections to the minutes being submitted from the September 28, 2016 Board of Trustees meeting. Anita Christensen asked for a correction to the Executive Session, section IX.1, to add her name to the motion as the person who voted no and Mary desVignes-Kondrick asked that I add her name as the person who abstained from voting.

A motion was made by May Tape to approve the minutes including the correction as discussed. Randy Reichardt seconded the motion. *Motion Carried.*

IV. THE BOARD WILL CONSIDER AND TAKE ACTION ON THE FOLLOWING ITEMS:

- Review and Consider Approval of Group Home Purchase and Financing

Dianne asked Amanda Darr to present information on the purchase of a group home in El Campo.

Amanda mentioned the home was located at 2808 Myatt Lane in El Campo, TX and that it would be operated as a 4 bed group home as well as providing facility respite services if needed. She also discussed that we currently have 2 individuals on the waiting list for group home placement. Amanda confirmed the home has been inspected by the Facilities Maintenance Manager. She mentioned that the owner is a relative of a person being served by Texana Center. Amanda ended her review ensuring all of the due diligence activities either have or will be completed which includes the inspection, appraisal and all appropriate notifications/certifications and asked that the Board consider the following recommendation:

The recommendation is that the Board of Trustees authorizes the purchase and financing of a group home in Wharton county including:

- Authorization to finance the purchase a group home and renovations to the home to make it ADA accessible. The home is located at 2808 Myatt Lane in El Campo and the owner has agreed to sell the property for \$126,700. We estimate the cost of renovations to be \$33,300.
- Authorization to secure a 15 year loan with Prosperity Bank at current interest rates in an amount not to exceed \$128,000.
- Authorization for George Patterson, Chief Executive Officer, or Amanda Darr, Chief Financial Officer, to sign and execute all documents related to the above actions

Dianne thanked Amanda for the presentation and asked the Board if they had any questions. Following a brief discussion regarding the group home, Dianne called for a motion.

A motion was made by Randy Reichardt to approve recommendation to purchase a group home located at 2808 Myatt Lane in El Campo, TX, including the approval of all steps as listed below:

- Authorization to finance the purchase a group home and renovations to the home to make it ADA accessible. The home is located at 2808 Myatt Lane in El Campo and the owner has agreed to sell the property for \$126,700. We estimate the cost of renovations to be \$33,300.
- Authorization to secure a 15 year loan with Prosperity Bank at current interest rates in an amount not to exceed \$128,000.
- Authorization for George Patterson, Chief Executive Officer, or Amanda Darr, Chief Financial Officer, to sign and execute all documents related to the above actions

Willie Greer seconded the motion. *Motion Carried*

## V. EXECUTIVE SESSION

*The Board and SLT entered into Executive Session at 9:15 A.M.*

AN EXECUTIVE (CLOSED) SESSION WILL BE HELD FOR THE FOLLOWING PURPOSES:

- Deliberation Regarding Current, Pending, or Anticipated Litigation
  - Madhu Rao v. Texana Center

## VI. RETURN TO OPEN SESSION AND CONSIDER TAKING ACTION ON THE FOLLOWING:

*The Board and SLT returned to Regular Session at 9:20 A.M. There was no further action following Executive Session.*

VII. OTHER BUSINESS

There was no other business to discuss.

VIII. NEXT BOARD OF TRUSTEES MEETING

Dianne asked that the Board add the January 25, 2017 Board meeting/training to their calendars. The meeting will be held at the Old Richmond Courthouse.

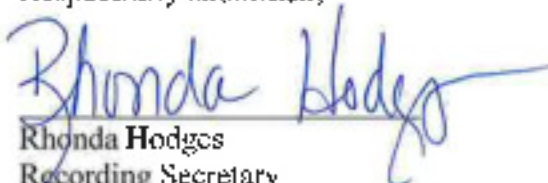
IX. ANNOUNCEMENTS

Dianne announced that the Texana Annual Tee-Off would be held on April 10, 2017 at the Weston Lakes Country Club which is located in Palshear, Texas.

X. ADJOURN

The meeting adjourned at 9:24 A.M.

Respectfully submitted,

  
Rhonda Hodges  
Recording Secretary

Approved:

  
Dianne Wilson      Date  
Board Chair