



P.O. Box 31 | 936 N. Park Ave.
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CommunityOptionsInc.org

BOARD MEETING AGENDA

Tuesday, August 12, 2025

6:30 PM

**The Tom Turner Administrative Building,
936 N. Park Ave., Montrose**

BOD: Darcy Arnold, Mary Turner, Mary West, Carolyn Rettig, Lorraine Van Gemmert, Mike Schottelkotte, Dr. Lou Dwyer, Anne Pratt, Jim Jones.

- I. Call to Order
- II. Absences:
- III. Public Comment:
- IV. Consent Agenda
 - A. Minutes of July 8, 2025 meeting
 - B. Executive Director's Report
 - C. Committee Reports
 - 1. Finance/Audit Committee
 - 2. PR/Fund-Raising Committee
 - 3. Program Committee
 - 4. Sustainability Committee
 - 5. Governance Committee
 - 6. Housing Committee: Removed from consent agenda
- V. Discussion Regarding Items Removed from the Consent Agenda
 - Housing Committee Update from 08/04/25 meeting
- VI. Old Business:
 - Event Discussion/Decision (April/May/June)
 - Strategic Plan Summary Review
 - Board recruitment updates
- VII. New Business:
 - Convening of the Nominating Committee
- VIII. Announcements
- IX. Adjournment

FINANCE/AUDIT COMMITTEE:

The Finance/Audit Committee will meet from 5:30 – 6:30 preceding the regular Board meeting.



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BOARD MEETING MINUTES

August 12, 2025

Directors:

Darcy Arnold
Mary Turner
Mary West
Carolyn Rettig
Jim Jones

Mike Schottelkotte
Anne Pratt
Lorraine Van Gemert
Dr. Lou Dwyer

Staff Present:

Kevin Sowder
Holly Tea
Jennifer Pelligra

Guests: Greg Lucero

- I. Call to Order: Meeting called to order at 6:31 PM by President, Darcy Arnold. She declared a quorum to conduct business.
- II. Absences: Laurie Van Gemert, Mary West, Carolyn Rettig.
- III. Public Comment: In Carolyn's absence, Darcy made the announcement that she is resigning from the BOD effective now.
- IV. Consent Agenda
 - A. Minutes Review of final minutes from July 2025 meeting.
 - B. Executive Director's Report: No questions.
 - C. Committee Reports
 1. Finance/Audit Committee:
The financial statements for June 2025 were reviewed, with emphasis on revenue and expenses. Further discussion was held outside of approval and noted below.
 2. PR/Fund-Raising Committee: N/A
 3. Program Committee: On hiatus.
 4. Sustainability Committee: N/A
 5. Governance Committee: Removed from Consent Agenda
 6. Housing Committee: Removed from Consent Agenda

Mike Schottlekote motioned to approve items that were a part of the consent agenda, seconded by Jim Jones, as amended. All in favor, none opposed, motion carried.

V. Discussion regarding items removed from the Consent Agenda

Finance Report: End of FY25: The nuances of total loss and gain should be noted as they are unique this year. The budget was approved at a \$777,609.00 loss. However we are at a \$871,926.00 positive due to ERTC. Without the ERTC the loss was an approximate 759k. It should be noted that this was better than budgeted and there was diligence there, but this is a dangerous trend that we all know will continue.

As for the CD's in which the board has invested it should be noted that the ladder has been built and the recommendation is to continue it as each comes due barring any major contrary advice from Jerri Mattics, at Edward Jones.

To clarify again in meeting minutes, Community Options did sustain an operational loss for FY 25 in the amount of approximately 759k. Thomas Dwyer motioned to approve, Mike Schottlekote seconded. All in favor, none opposed.

Housing Committee : A kick off meeting was held discuss roles, focus and agendas. Several members of the committee will work together to create development interview questions. The attorney with whom we are working has re-written sales contract and that emailed it out today about 5:00 P.M. This will be distributed to all BOD and Committee members including her notations and follow up questions.

Governance Committee: Darcy shared the following update: the by-laws are mostly done and that is important and wonderful news as we have talked about it forever. Final draft will be distributed to all BOD members prior to the Annual Meeting for review and vote.

VII. Old Business:

Event Discussion/Decision (April/May/June): Outdoor talent show at Cerise Park/Amphitheater. May 29th would be ideal as May 15/16 is Montrose and Olathe High School graduations. A committee will need to be formed and start securing some of the bigger pieces – the Amphitheater, food trucks, etc.

Strategic Plan Summary Review: Lori Sharp from Think Sharp! joined the team at 7:00pm.

She first wanted to note that she was just finishing up at the CRC Regional Convening in Durango. She much praised the funders present, their engagement and true empathy of the fears of funding cuts. She reported very positive connections and conversation. The San Juan Regional Convening is in Montrose on September 9th, Jennifer is already registered to attend, Lori cannot.

Shared Plan Year 2: Analysis presented will be sent out, she reviewed highlights in interest of time. She suggested some work on identifying and creating focus for year three and this will be re visited after the Annual Meeting. Training – investment in board trainings, leadership training, called out that could use attention.

Board recruitment updates: Everyone received Darcy's letter. She needs to take a step back.

VIII. New Business:

Convening of the Nominating Committee: In October is the election – Community Options' Board of Directors will need a new president, new secretary, and new treasurer. Suggestion and plea from Darcy – bring nominations to September meeting. A board resolution will need to be completed for the slate to be done.

Mike Schottlekote has some questions and musing about timelines on the PROP 123 discussion. It was tabled to the committee with the intent to hit the ground running. Mike voiced that he believes that this will serve us best to move forward.

IX. Announcements:
None

X. Adjournment: Motion to adjourn put forth by Mary Turner, the meeting was adjourned at P.M.

Respectfully submitted,
Jennifer Pelligra