Rocky Mountain Development Council, Inc.
Board of Directors' Meeting
July 30, 2026
Neighborhood Center Card Room/Zoom Conference Call

Rocky Board Members present: Kate Anderson, Dannai Clayborn, Bruce Day, Susan Geise, Debbie Havens, Andy Hunthausen, Trever Kirkland, Cory Kirsch, Teri Lilletvedt, Erin Lyndes, Dan Rispens, Jesse Swenson

Rocky Board Members absent: Katelyn Buck, Paula Jacques

Others present: Hayden Behm, Beth Branam, Mindy Diehl, Diane Edgar, John Gorton, Taya Hovan, Lori Ladas, Jean Leischner, Samara Lynde, Liz Mogstad, Kelley Moody, Angela Nelmark, Jean Parnell, Tom Robel, Jonathan Schmitz, Katie Tuxbury

Call to Order/Roll Call: The meeting was called to order by Trever Kirkland at 3:29 p.m. Trever asked for public comment, and two residents of Eagle Manor presented some concerns regarding management and maintenance of the property. Liz Mogstad addressed their specific concerns and will continue communication regarding maintenance concerns throughout the renovation process at the property.

Approval of Minutes

> **Bruce Day made the motion to approve the June 25, 2026, Board of Directors' meeting minutes, and the May 28, 2026, Finance Committee meeting minutes. Erin Lyndes seconded, and the motion passed unanimously.**

Director's Report – Lori Ladas
Lori reported that Charlie Lane resigned from the Rocky Board of Directors, so the Nominating Committee will need to meet soon to fill his private-sector Board vacancy. Every five years, Rocky's Personnel Manual needs to be reviewed by an attorney, and that process is underway this year. An internal committee has proposed changes which will be reviewed by Lori and then forwarded to an attorney. The Personnel Committee of the Board will also meet in September to review the document. Upon request, Beth Branam provided a brief overview of the Emergency Solutions Grant program which is currently operating, providing deposit and past-due rent assistance to eligible individuals.

General Fiscal Update – Lori Ladas and Jonathan Schmitz
Cash balance as of May 2026 was $2,854,249. The Statement of Financial Position reflects that Rocky has 2.5 months of cash on hand, which is slightly higher than previous months. The Statement of Activities shows excess revenue of $516,952, which is attributed to several programs including the Preschool, Affordable Housing, General Fund and Energy Services. Rocky has also received more donations than anticipated this year. Area IV funding received early in the fiscal year has reduced the amount of County Mill carryover needed for operations.

Retirement Committee Report – Andy Hunthausen
The Retirement Committee met on July 22 for its annual meeting. Jock Bovington and Chrisy Irey from the LPL Financial discussed the transition from Rocky's previous pooled account to individual

401(K) accounts for staff. They offered educational sessions for staff when the account transition occurred and will continue to offer similar sessions regularly. Staff are also encouraged to contact Jock or Chrisy directly with any questions. The account currently totals approximately $4.7 million. Jock and Chrisy reviewed the evaluation of each fund offered in the 401(K) account. The committee discussed the plan fees, which have historically been paid by the plan participants. At the committee's request, Rocky will consider ways to pay the fees as the plan sponsor, as a benefit to Rocky staff.

Debbie Havens made the motion to approve the July 22, 2026, Retirement Committee meeting minutes. Dan Rispens seconded, and the motion passed unanimously.

Approve Developer MOU between Rocky and GL Development – Liz Mogstad

Liz referred to the MOU provided in Board packets, noting that Gene Leuwer from GL Development has also reviewed the MOU and has verbally approved the document, pending Rocky Board approval. The agreement reflects that Rocky will receive 60% of the developer fee, with GL Development receiving the other 40%. The Managing General Partnership will be 50/50 between the two entities. GL Development will offer its guarantee through stabilization.

Erin Lyndes made the motion to approve the Developer MOU between Rocky and GL Development. Dan Rispens seconded, and the motion passed unanimously.

Head Start Update – Ashley Peña-Larsen

The Head Start Policy Council did not meet this month. Ashley reported that Head Start still has two vacant Teacher Assistant positions. There are two permanent substitutes who can fill those vacancies when the school year begins. Two new coaches were hired over the summer months. Staff will return to work in about two weeks. The Conscious Discipline system will be implemented this fall, which offers support for both adults and children. This program will take about two years to fully implement. National trainers will be at Rocky on August 13 and 14 to provide training. Head Start is still accepting applications and 30 slots are currently open in Helena. Head Start staff will be recruiting at community events throughout August. Among children currently enrolled for the upcoming year, a high number have behavioral, developmental, or additional health needs. No budget was presented for Head Start this month.

Bruce Day made the motion to approve the Head Start Director's Program Report. Erin Lyndes seconded, and the motion passed unanimously.

The meeting was adjourned at 4:09 p.m.

Respectfully Submitted,

Diane Edgar

Diane Edgar
Executive Assistant

Approved by the Board of Directors:

Paule Jacques

Name

8/27/26

Date