

**Rocky Mountain Development Council, Inc.**  
**Board of Directors' Meeting**  
**June 26, 2025, 3:30 p.m.**  
**Neighborhood Center Card Room/Zoom Conference Call**

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

**Rocky Board Members absent:** Paula Jacques, Charlie Lane, Lana Larson, Erin Lyndes

**Others present:** Mackenzie Chatriand, Diane Edgar, Joanna Halland, Taya Hovan, Lori Ladas, Jean Leischner, Samara Lynde, Jim Marks, Kathy Marks, Liz Mogstad, Angela Nelmark, Ashley Peña-Larsen, Tom Robel, Jonathan Schmitz

**Call to Order/Roll Call:** The meeting was called to order at 3:46 p.m. and a quorum was present. No public comment was received.

**Approval of Minutes**

**Debbie Havens made the motion to approve the May 29, 2025, Board of Directors' meeting minutes. Andy Hunthausen seconded, and the motion passed unanimously.**

**Director's Report – Lori Ladas**

Lori acknowledged Operations Director Kathy Marks, whose last day at Rocky will be July 3. Board members were invited to attend her retirement party this weekend. The Deputy Director position will be filled by Beth Branam, who brings HRDC-related experience to the position. She will start on July 21. Board term expirations were reviewed; Susan Geise is the only Board member whose term will expire in 2025. Lori reported that no updates have been received regarding the federal budget.

**General Fiscal Update**

Cash balance today is \$2,371,253, and the accounts payable balance is \$25,363.97. Both amounts are current. Jonathan Schmitz reviewed Rocky's financial statements through April 30. Rocky had 2.14 months of cash on hand, which has been consistent throughout the year. Three programs showed losses through April, including Rocky Mountain Preschool Center, Energy Services, and Senior Nutrition and Transportation.

**Approve Moving Eagle Rock Inc. Employees to Rocky Payroll**

Lori reported that through the process of setting up Rocky's outsourced payroll, staff discussed the option of moving the kitchen employees from Eagle Rock, Inc. to the Rocky payroll. The ERI employees have the same benefits as Rocky employees, and combining the two payrolls into one would simplify things between the entities. The properties would be charged an indirect cost fee, instead of the accounting charges currently accrued, and Liz's analysis shows that the budget can support this change. Payroll for maintenance employees would operate through property management. Previous employee services agreements from 2008 would need to be terminated, and a new agreement between Rocky and Eagle Rock, Inc. would be signed. The ERI Housing Board met on June 16 and approved this change. Rocky's Finance Committee also recommended approval at their meeting earlier today.

**Susan Geise made the motion to approve the move of Eagle Rock Inc. employees to the Rocky payroll. Bruce Day seconded, and the motion passed unanimously.**

#### **Approve Selection of Auditor**

Lori referenced the audit proposals included in board packets, from Pinion and Carver, Florek, & James. She reported that after receiving the original proposal from Pinion, she contacted them and said their proposal was not competitive, and as a result they sent a revised proposal reducing the total three-year audit cost by just over \$37,000. Their revised three-year cost of \$153,000 was higher than the \$142,670 projection sent by Carver, Florek, & James. Pinion's proposal for completion of the retirement plan audit was \$12,000 higher than Carver, Florek, & James. Although Pinion's fees are higher, Rocky staff recommended staying with Pinion, due to their extensive knowledge of Rocky and the shared history between the organizations. Rocky's Finance committee recommended the selection of Pinion to the Board and additionally requested that Lori speak with Pinion about upcoming changes to Rocky's Retirement Plan which may change the way that audit is completed and could reduce the cost of that audit.

**Susan Geise made the motion to approve the selection of Pinion as Rocky's auditor. Bruce Day seconded, and the motion passed unanimously.**

#### **Rocky Fiscal Year 2026 Budget**

Lori highlighted key items in the FY2026 budget, noting that the Finance Committee recommended approval of the budget during their meeting earlier today. As presented, IDC is currently budgeting for positive net income. IDC cannot over-recover, so that fund will be watched closely throughout the year. Building funds show a planned loss, due to over-recovery in prior years. General Fund shows a positive balance, including an estimate of interest from Rocky's money market account and an anticipated State Fund dividend. The Affordable Housing program shows a small loss due to a reduction in funding for the Homebuyer Education program. The future of that program at Rocky will be discussed further in the future, as the staff member who coordinated Homebuyer Education has accepted another position. Head Start in-kind is budgeted at \$776,676, and the program is working on ways to meet that total. County Mill allocations to senior programs exceed the County Mill funding Rocky will receive this year, along with depleting Rocky's current County Mill carryover balance. Rocky programs using those funds include AmeriCorps Seniors, Rocky Aging Services, Senior Nutrition and Transportation, and Senior Services and Space.

The budget includes a 2.1% COLA, which would total \$120,937 for all employees. Health insurance premium increases are also included in the budget, at an increase of \$50 per employee per month, totaling around \$52,000. Rocky was notified that rent costs at the Neighborhood Center will increase 14.5% this year. Three Senior Nutrition staff members have been laid off in order to reduce costs, and additional cost-cutting measures are being brainstormed.

Lori plans to meet with Lewis & Clark County representatives within the next couple of months to discuss funding options for the future. During their meeting earlier today, the Finance committee recommended also speaking with Jefferson and Broadwater County officials to discuss funding. Requesting funds through the City of Helena was also suggested.

**Andy Hunthausen made the motion to approve the FY2026 budget. Susan Geise seconded, and the motion passed unanimously.**

**Approval of Contract for Janitorial Services**

Lori reported that due to continued issues with keeping the maintenance department fully staffed, Rocky would like to contract for Janitorial Services through Priority Clean LLC. One custodian will be retained as a Rocky employee. Total annual cost of the contract is \$38,400, which is a savings to the building fund compared to hiring additional staff directly.

**Susan Geise made the motion to approve the contract for janitorial services as presented. Dan Rispens seconded, and the motion passed unanimously.**

**Head Start Update – Ashley Peña-Larsen**

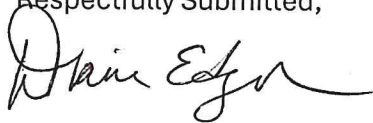
Ashley reported that Head Start Policy Council met on June 10. They discussed items including in-kind and results of staff and community surveys.

The Head Start program ended its program year and budget close-outs are in progress. Classroom moves are also in progress, and Ashley noted that the Whitehall classroom items have been relocated to the Helena Learning Center location. The two open staff positions have been filled, so Head Start is currently fully staffed. One management position will be vacated soon, and the position will be reviewed and modified before being posted. Ashley referenced the documents included in board packets explaining in-kind contributions to the program and noted that in-kind training will be scheduled this fall and highlighted in family meetings. She plans to update the board on progress toward in-kind contributions on a monthly basis. Ashley mentioned the program assessment results included in packets and noted they will be the basis for Head Start's Self-Assessment plan.

**Bruce Day made the motion to approve the Head Start Director's Program Report and Budget. Andy Hunthausen seconded, and the motion passed unanimously.**

The meeting was adjourned at 4:46 p.m.

Respectfully Submitted,



Diane Edgar  
Executive Assistant

Approved by the Board of Directors:



Name



Date

