

**Preble County Mental Health & Recovery Board**  
**Board Meeting Minutes**  
**May 20, 2024**  
**6:30 p.m. In Person/Teams**

Meeting Called By: Landen O'Banion, Board Chair  
Attendees: All Board Members and Public

Type of Meeting: Regular Board Meeting

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*Mission Statement*

*To ensure that quality mental health and addiction services and supports are available to all Preble County residents.*

Present: Armstead; Miranda, Clark; Ashley, O'Banion; Landen, Schlotterbeck; Paula, Wood; Robert

Announced Absence: Steele; Shannon, Garton; Megan, Sizemore; David,

Unannounced Absence: McQueen; Tyessa

Staff: Hurst, Sherry; Raynes, Amy; Green, Autumn

Call to Order: Chairman O'Banion called meeting to order at 6:34 pm

Roll Call: Roll Call was read by Board Staff, Autumn Green

Reading of the Mission Statement: Miranda Armstead read the mission statement.

Additions/Deletions to the Agenda: Updated Property Value

Recognition of Guests: Jerri Lynn Stanley, Cynthia Wion, Eric Cecys, Lynn Ferguson, Diana Trittschuh, Beth Esposito.

Presentation of the April 22nd, 2024, Board Meeting Minutes

**24.05.639 Miranda Armstead motioned to approve the April 22nd, 2024, Board Meeting Minutes with Ashley Clark seconding. Yes-5 No-0 Abstain-0.**

Board Staff Report

Amy's May Calendar-Director Raynes presented her May calendar. There were no questions.

FY24 Budget-Hurst presented the FY24 Budget changes to the board. No questions at this time

**24.05.640 Robert Wood motioned to approve FY24 Budget with Miranda Armstead seconding. Yes-5 No-0 Abstain-0**

~~Updated Property Value-~~

Property Insurance-Hurst presented the property insurance premiums. No questions at this time.

**24.05.641 Robert Wood motioned to approve Property Insurance with Paula Schlotterbeck seconding. Yes-5 No-0 Abstain-0**

Strategic Plan-Director Raynes stated that the board had time to review the new Strategic Plan. No questions.

**24.05.642 Ashley Clark motioned to approve Strategic Plan with Miranda Armstead seconding. Yes-5 No-0 Abstain-0**

FY23 Annual Report-Director Raynes stated the board members had time to review the FY23 Annual report. No questions.

**24.05.643 Miranda Armstead motioned to approve FY23 Annual Report with Robert Wood seconding. Yes-5 No-0 Abstain-0**

HUD Policy and Procedure Manual-Director Raynes sent out the HUD policy & procedure manual for the board members to review. Director Raynes gave a summary of the changes made.

**24.05.644 Miranda Armstead motioned to approve HUD Policy and Procedure with Paula Schlotterbeck seconding. Yes-5 No-0 Abstain-0**

Finance- For items where no action is needed, the information can be found in the packet.

Contracts-Director Raynes presented the contracts to the board. No questions at this time.

**24.05.645 Miranda Armstead motioned to approve Contracts as presented with Ashley Clark seconding. Yes-5 No-0 Abstain-0**

FY24 AM Behavioral Addendum 1-\$15,000 Expense.

FY25 Hapner Lawn & Landscaping LLC- \$8,500 Expense

FY25 Forensic Psychiatry Center for Western Ohio- \$3,519 Expense

FY25 Clark Schaefer Hackett- \$12,000 Expense

FY25 SFSC-\$68,969 Revenue

FY25 Montgomery Co. ADAMHS GOSH (2 years)- \$21,218 Expense

Balance Sheet, Revenue/Expense Statement, & Reconciliation Detail (2) FY24 April-Hurst presented the board with the following materials. Chairman O'Banion asked why there was such an increase in education. Hurst stated that since it was a

predicted budget the provider just used more than they expected. Director Raynes stated the Gebhart was increased from suicide prevention funds.

**24.05.646 Ashley Clark motioned to approve Balance Sheet, Revenue/Expense Statement, & Reconciliation Detail (2) FY24 April with Miranda Armstead seconding. Yes-5 No-0 Abstain-0**

Behavioral Health- For items where no action is needed, the information can be found in the packet.

Recovery Housing-Director Raynes stated that Next Step Living Board voted to end their contract with the PCMHRB. Raynes stated that Hurst is conducting an audit of their financials at this time.

**24.05.647 Robert Wood motioned to approve the contract termination of Next Step Living effective immediately with Miranda Armstead seconding. Yes-5 No-0 Abstain-0**

Director Raynes stated that she reached out to Recovery & Wellness. They were interested in taking over recovery housing. PCMHRB created an addendum to RWC contract of \$17,184 to cover their services until the end of June. The new lease states the board will handle the utilities, lawn care, and maintenance. Eric Cecys will be overseeing the houses here in Preble County. Cecys shared his experience and time here in Preble County. Cynthia Wion, President and CEO shared RWC's experience with recovery housing in Darke County. Director Raynes stated that Lisa Landerer has a lease until the end of June and has started the moving process.

Lynn Ferguson asked who would be living on the property. Cynthia Wion stated that with level 2 recovery housing it is peer run with staff involvement, but no staff living on the property. Ferguson asked if they would have cameras. Cecys stated that yes, they will have cameras that can be accessed off property. Diane Trittschuh asked what the process is if something happens on the property. Cecys stated that he would be called when needed. Wion stated that there will be a 24/7 on-call team as well. Ferguson asked who would take care of the property. Director Raynes stated that the board is responsible for the property. Ferguson presented the board with the pictures of the mulch pile on the farm. Director Raynes asked if she went onto the property. Ferguson stated no she was in the neighbor's field to take pictures. Ferguson & Trittschuh asked if the parties would continue. Director Raynes stated that they were AA Meetings not parties. Wion stated that they were very successful bonfire AA Meetings that would be attended by sometimes a hundred people. Ferguson asked who owns all the property. Director Raynes stated the board owns the property. Ferguson asked if the board was aware that Walter Landerer had a felony when there were problems at the farm with the guns. Director Raynes stated that the board did not at that time and made gun policies after the initial incident.

**24.05.648 Robert Wood motioned to approve Recovery & Wellness Addendum-\$17,184 with Miranda Armstead seconding. Yes-5 No-0 Abstain-0**

Executive Committee-O'Banion presented the FY25 Provider contracts to the board that was discussed in the executive committee meeting. FY25 Provider Contracts-

**24.05.649 Robert Wood motioned to approve FY25 Provider Contracts as presented with Miranda Armstead seconding. Yes- 5 No-0 Abstain-0**

1. Gebhart \$206,086
2. RWC \$573,166
3. Samaritan \$536,369
4. Sojourner \$140,675
5. Thrive \$144,699

Executive Session –

**24.05.650 Miranda Armstead motioned to enter into executive session with Robert Wood seconding. Yes-5 No-0 Abstain-0**

"I move to enter executive session pursuant to R.C. 121.22(G)(1)(2) to consider the employment or compensation of a public employee."

**24.05.651 Robert Wood motion to move out of executive session with Miranda Armstead seconding Yes-5 No-0 Abstain-0**

Robert Wood stated that the executive committee has decided to increase Director Raynes' salary by 5% and \$10,000 life insurance policy to a \$50,000 life insurance policy paid by the board.

**24.05.652 Robert Wood motioned to approve the 5% salary increase and increase to life insurance policy with Miranda Armstead seconding. Yes-5 No-0 Abstain-0**

Board Member Open Forum-No comments.

Chairperson's Remarks-No Comment at this time.

Adjournment-

24.05.651 Miranda Armstead motioned to adjourn Board Meeting with Ashley Clark seconding. Yes- 5 No-0 Abstain-0



Board Chair



Date