



2021 Press Ganey Guardian of Excellence Award Winner

**SOUTHERN MONO HEALTHCARE DISTRICT  
JUNE 30, 2022 SPECIAL BOARD MEETING AGENDA**

NOTICE IS HEREBY GIVEN that the Board of Directors of Southern Mono Healthcare District will convene at its regular monthly board meeting at the location and on the date and time set forth below.

Pursuant to the current State of Emergency declared by the Governor and Executive Order N-29-20, this meeting will occur and be held via teleconferencing. The meeting will be accessible telephonically to all members of the public seeking to observe and to address the Board of Directors, including giving public comment. To access the meeting, the District has set up a virtual meeting on Microsoft Teams, as well as a call-in number:

**Join on your computer or mobile app**

[Click here to join the meeting](#)

**Or call in (audio only)**

[+1 619-614-6679](#)

[#515148140](#)

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to attend this meeting via telephone, please contact the District Board Administrative Assistant at Mammoth Hospital by telephoning 760.924.4114. Prompt notification prior to the meeting will enable the District to make reasonable arrangements to assist with accessibility to this meeting.

**Date:** June 30, 2022

**Time:** 12:00 p.m.

**Place:** Mammoth Hospital Administration and Microsoft Teams  
85 Sierra Park Road  
Mammoth Lakes, CA 93546

**I. CALL TO ORDER**

**II. PUBLIC COMMENTS**

**III. ADJOURN TO CLOSED SESSION**

CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code § 54956.8).

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*Mammoth Hospital*

*P.O. Box 660 | 85 Sierra Park Road | Mammoth Lakes, CA 93546 | 760.924.4114 | Fax 760.924.4104*

[www.mammothhospital.com](http://www.mammothhospital.com)

**METICULOUS CARE \* MEMORABLE PEOPLE \* MAJESTIC LOCATION**

1. Discussion of purchase of 3189 Main Street, Mammoth Lakes, CA 93546 (APN 035-130-011). Negotiating parties are: Tom Parker and David Baumwohl for Southern Mono Healthcare District, and Matthew Lehman for the seller.

**IV. REPORT ON CLOSED SESSION**

**V. NEW BUSINESS**

1. Resolution 22-02, approval of purchase of 3189 Main Street, Mammoth Lakes, CA 93546 (APN 035-130-011). Negotiating parties are: Tom Parker and David Baumwohl for Southern Mono Healthcare District, and Matthew Lehman for the seller.

**VI. PUBLIC COMMENTS**

**VII. FUTURE BUSINESS**

The next Regular meeting will take place on Thursday, July 21, 2022 at 8:00 a.m. in Conference Rooms A&B at Mammoth Hospital and on Teams.

**ADJOURN**



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**RESOLUTION OF THE BOARD OF DIRECTORS  
OF  
SOUTHERN MONO HEALTHCARE DISTRICT**

**RESOLUTION #22-02**

**WHEREAS**, the Board of Directors of the Southern Mono Healthcare District (the “District”) has determined the need to invest in employer-sponsored affordable housing for recruiting and retaining qualified employees. This is due to a continuing, long-term affordable housing shortage within the Town of Mammoth Lakes and the surrounding communities where District employees reside. Meeting this stated need is in the best interests of the District and the people and communities served by the District.

**WHEREAS**, the Board of Directors of the District approved purchase and sale documents between the District, as buyer, and Rainbow Falls Properties, LLC, a California Limited Liability Company ("RFP"), as seller, for the acquisition of real property including improvements, located at 3177 & 3189 Main Street, Mammoth Lakes, California 93546, Assessor’s Parcel No. 035-130-011-000 (the “Property”). This approval occurred at a duly noticed regular meeting of the Board of Directors on the 19<sup>th</sup> day of May, 2022.

**WHEREAS**, the foregoing approval and the contractual terms for the purchase and sale of the Property include provisions that do not obligate the District to close the transaction until certain conditions precedent are satisfied and due diligence items are completed.

**WHEREAS**, senior administration staff reports that all material conditions precedent are satisfied and required due diligence items are completed.

**WHEREAS**, senior administration staff has requested formal authorization for senior administration staff to take all steps necessary to move forward with the transaction, including without limitation, executing any final contract documents, final escrow documents, and related documents to complete the transaction and close the escrow now pending with Inyo Mono Title Company.

**WHEREAS**, a condition for closing escrow as required by Inyo Mono Title Company is the adoption of a formal resolution confirming the approved purchase and sale transaction for the Property.

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*Mammoth Hospital*  
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**METICULOUS CARE \* MEMORABLE PEOPLE \* MAJESTIC LOCATION**

Upon motion duly made, seconded, and adopted as provided for herein, the Board of Directors of Southern Mono Healthcare District makes the following resolution:

**RESOLVED**, the Board hereby confirms its approval of the acquisition of the Property pursuant to the terms and provisions of the contract documents, with the District paying the purchase price and its share of closing costs, including, without limitation, escrow fees and related costs. The board authorizes Board Chair Laurey Carlson, CEO Thomas Parker, CFO Melanie Van Winkle, and CIO Mark Lind to take all actions and to execute all documents necessary to close the pending purchase and sale transaction and escrow to effect and consummate the acquisition of the Property. Legal counsel for the District is directed to work with staff to finalize all final acquisition documents.

PASSED AND ADOPTED by the Board of Directors of the Southern Mono Healthcare District, County of Mono, State of California, this 30<sup>th</sup> day of June, 2022, at a duly noticed special meeting of the Board of Directors held in accordance with the Bylaws of the District by the following votes:

AYES:

NOES:

ABSENT:

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Laurey Carlson,  
Chair of the Board

Attested by:

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Sarah Rea, Secretary to the Board