

Meeting Minutes
Wednesday July 1, 2026

Call to Order and Roll Call:

The meeting was called to order by Commissioner, Noel Newbolt at 7:00 pm

Commissioners: Noel Newbolt (1, Chair), Alyssa Clark (2, Vice Chair), Vic Riley (3)
Staff Present: Superintendent, Auditing Officer & Administrative Clerk: Farrah Carsten
MD, Provider: Sean Bozorgzadeh
Practice Manager: Alexandra Wiley

Guests/Public Present: Erin Kelly – APB/Daffodil Press, Allison Calder, Shannon Riley, Pia Clark, Bill Zidel

Public Comment: None received.

Approval of Prior Minutes:

Approval of minutes from previous PRPHD Regular Meeting (June 3, 2026).

Motion: To approve minutes as presented. **Motion carried.**

Financial Report:

<u>Accounts</u>	<u>June</u>	<u>May</u>	<u>Difference</u>
General Fund	\$ 307,087.28	\$ 312,653.34	\$ (5,566.06)
Reserve Fund	\$ 190,376.89	\$ 189,762.54	\$ 614.35
Capital Fund	\$ 12,255.97	\$ 12,216.41	\$ 39.56
TOTAL	\$ 509,720.14	\$ 514,632.29	\$ (4,912.15)

Current month payables = \$16,448.03 / Payroll is \$2,743

Bills presented for approval as follows:

07/03/26	SuperTrack Urgent Care PLLC contract	Jul-26	\$ 16,000.00
07/01/26	Whatcom County Fire District \$5	Utilities	\$ 104.85
06/29/26	Bellingham Business Machines	Copier supplies	\$ 15.82
07/01/26	Farrah Carsten - reimbursement	Whidbey/Lock/Printing	\$ 327.36
TOTAL			\$ 16,448.03

Payroll:

July	Farrah Carsten	Superintendent, Auditing Officer & Admin	\$	1,800.00
July	Kimberly Kimerer	Cleaner	\$	460.00
June	Noel Newbolt	Commissoner 1	\$	161.00
June	Alyssa Clarke	Commissoner 2	\$	161.00
June	Vic Riley	Commissoner 3	\$	161.00
TOTAL			\$	2,743.00

Motion: To approve warrants and payroll for prior months' expenditures as presented. **Motion carried.**

Updates:

Storage lock replacement: Replaced rusted passcode lock with a new one that requires keys.

Sharps disposal: Not mandated for medical clinics by Whatcom County due to cost and regulatory liabilities.

Recommended: Use sealed, labeled laundry detergent containers disposed in regular trash (per Washington County guidelines).

Alternative: Integrative Pharmacy and Shoppers Drug Mart (provides yellow sharps bins for return/exchange as listed on their website).

Dental coverage – update: Under Washington state law ([RCW 70.44](#)), Public Hospital Districts are not legally mandated to provide direct, comprehensive dental care. However, Farrah has been looking into what she can establish for dental care within Point Roberts. She referenced the Lopez Island model as being more successful due to no border and stronger local economy (grocery stores, hotel, resort). She also spoke to Unity Care that had provided services to Point Roberts pre-Covid and they simply stated it was “not worth it” due to low demand and border issues, several other companies stated they didn’t want to interact with the Canadian border either.

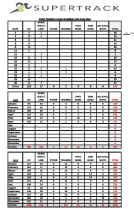
One company she has been talking with is Floss Boss Mobile and they stated their main concern was physically getting the mobile unit out to the community through the border, they also require patients to have dental insurance coverage and charge \$5/mile for outside of their service area (approximate travel cost \$600 one-way from Mill Creek + border delays).

Public website feedback form & public submissions protocol:

Farrah addressed some recent feedback about the clinic. The medical receptionist and SuperTrack team work hard despite dual-site demands (Point Roberts + Bellingham). Referrals sent promptly; delays often occur at receiving providers. Encouraged respectful treatment to support recruitment/retention. Patients advised to follow up on referrals.

The new website feedback form has been launched for compliments, complaints, and billing issues. Requires name, phone, email for follow-up. Aims to streamline communication with SuperTrack.

Clinic Medical Director Update:



The image shows three stacked spreadsheets from the 'SUPERTRACK' system. Each spreadsheet has a grid with columns for dates and rows for patient encounters. The data is organized into three distinct sections, likely representing different time periods or categories of encounters.

Clinic numbers: 172 total patient encounters, including 153 direct physician-patient office visits (one of the stronger months historically).

Measles & public health update:

Dr. Bozorgzadeh presented data from PeaceHealth (Dr. Bozorgzadeh serves on the Medical Executive Committee at United General). The physicians on the PeaceHealth United General Medical Executive Committee monitor these public health trends.

Washington State recorded 10–49 measles cases in 2025, placing it in a higher-risk category. MMR vaccination coverage for kindergartners: ~90% in Washington (similar in Oregon). Both states at elevated outbreak risk. Ideal herd immunity target is near 95–100%. Whatcom County currently has zero cases, but outbreaks occurred in other counties (e.g., Snohomish: 12, Clark: 8).

Dr. Bozorgzadeh discussed openly about the reasons for vaccine hesitancy:

- *Religious or personal beliefs.*
- *Growing public questioning of vaccinations in general.*
- *Exposure to misinformation and disinformation, often amplified by social media.*
- *Anxiety and concerns about vaccines, even though many have proven benefits in saving lives.*

Dr. Bozorgzadeh's approach is to listen to patient concerns without judgment, provide evidence-based information, and acknowledge that not all vaccines are equivalent. He emphasized the protective value of proven vaccines like MMR.

Dr. Bozorgzadeh reviewed the clinical signs of infection: high fever, malaise, cough, runny nose, conjunctivitis, and Koplik's spots (characteristic rash).

Revised SuperTrack contract review:

Financial Modeling Note: With current reserves (> \$500K) and assuming levy lift approval, the district remains sustainable. Without levy lift or service adjustments, long-term viability is at risk.

Key Background & Context:

Many similar districts struggle with primary care retention and sustainability. The Point Roberts Hospital district has been stable with SuperTrack for 7 years.

- Clinic annual operating cost: ~\$500,000.
 - District contribution: ~\$200,000 (subsidy).
 - Patient revenues: ~\$200,000+.
 - SuperTrack has subsidized the gap (projected ~\$100k loss this year).

Historical note: SuperTrack has subsidized ~\$800k overall since 2019 by not fully charging market-rate doctor salaries (current salaries closer to RN levels) and other expenses.

Current subsidy unchanged since 2019: \$16,000/month (\$192k/year). Adjusted for inflation, this is now worth ~\$140k. Original contract required only 1 doctor day/week + limited staffing; actual service is much higher (doctors 3 days/week + better coverage).

Proposed Contract Changes (Effective August 1, 2026):

The proposal aligns the contract with actual services provided, eliminates SuperTrack's losses, adds inflation/patient revenue adjustments, and extends the contract for stability.

1. Term Extension:

- Extend from Dec 31, 2027 to Dec 31, 2028 (2 years 5 months from Aug 2026).
- Next renewal negotiations by end of June 2027.
- Non-renewal notice: Increase from 6 to 9 months (gives both sides more runway to find alternatives if needed).

2. Clinic Services / Staffing: (Updated to match reality)

- Monday–Friday operations (updated from outdated 7-day reference).
- Doctor on-site 3 days/week.
- RN (or equivalent) for remaining days.
- Telemedicine availability.
- Removed outdated/low-relevance paragraphs on old staffing mixes.

3. Compensation / Subsidy:

- Increase to **\$36,000/month** for rest of 2026 (eliminates projected loss).
- \$27,000/month through Dec 2027 (subject to agreement).
- 2028 fee to be determined by end of Sept 2027, based on:
 - Inflation adjustment.
 - Patient revenues (higher revenues = lower subsidy).
 - Clinic/patient needs.
 - District reserve levels.
- Digital radiography threshold updated for inflation ~ \$70k patient revenues/quarter.

4. Other Updates:

- Annual budget/financial reporting requirements clarified (already being done).
- Insurance levels to be updated by SuperTrack.
- Flexibility clause allows future written amendments by mutual agreement.

Financial Modeling / Sustainability Notes

- Increasing the subsidy draws down reserves but leaves a buffer (starting >\$500k reserves → ~\$100k by 2029, then rebuilding).
- Assumes voter approval of a levy lid lift next year for long-term sustainability.
- Without increased funding or levy support, options are limited: reduce services (e.g., fewer doctor days, lower staffing) or seek new provider (which would likely cost market rates). Relying on ongoing SuperTrack subsidies is not sustainable.

Next Steps:

- Farrah to send contract to the PRPHD Attorney and finalized version to SuperTrack's attorney for legal review.
- Target signing to start revised subsidy in August (non-substantive changes only).
- Farrah to share mock budget for 2027 with the commissioners.

Motion: To approve the SuperTrack contract. **Motion carried.**

Other:

- Minor clinic repairs (e.g., light bulbs): Farrah authorized to order parts and contract Nima to do the work.
- Potential All Points Bulletin article in August, per Noel.
- Extra pamphlets were given to Noel.

Public Appreciation & Praise

A community member publicly thanked Dr. Lary for exceptional care of her daughter, noting she has "gone above and beyond" anything previous providers offered in the last five years.

Multiple patient testimonials for Dr. Bozorgzadeh, including a life-saving heart issue detection. Credited Dr. Bozorgzadeh with saving his life.

Praise was extended to the full SuperTrack team (including Kim and Pia).

Follow Up items:

- *Farrah to see if an arrangement can be made for dental services with Floss Boss Mobile.*
- *Farrah to send the commissioners the "mock" 2027 budget.*
- *Farrah to email attorney the SuperTrack contract.*
- *Finalized attorney approved contract to be sent to SuperTrack.*

Other:

Next Regular Meeting: Wednesday August 5, 2026 @ 7:00 pm in person at the Community Center and via ZOOM

Meeting adjourned by Noel Newbolt: 7:51 p.m.

Minutes approved verbally at the following month's meeting:

**Noel Newbolt, Commissioner 1, Chair
Alyssa Clark, Commissioner 2, Vice Chair
Vic Riley, Commissioner 3**