



**Union WELL, Inc. Board of Directors Meeting Minutes**  
**Wednesday, March 11, 2026, 7:30am**  
**Green and Gold Boardroom, University Union, 3rd Floor**

**1. Call to Order, 7:37am, Harris**

- a. Present: Drew Harris, Deborah Williams, Amaka Okam, Christine Flowers, Lisset Cruz, Bill Hébert, Gabriel Conejo Gallegos, Nneka Omekam, Natalie Daniel, Nikki Khamsouksay
- b. Also present: Rina Chhong, Bill Olmsted, Jill Farrell, Andrew Reddish, Zenia LaPorte, Andrew Singletary, Norma Sanchez

**2. Public Comment**

- a. None

**3. Consent Calendar: Action Requested**

- a. Approval of Board of Directors Meeting Minutes — February 11, 2026, **MSP: Conejo Gallegos, Okam**

**4. New Business:**

- a. 2025–26 Capital, Repair & Replacement, and Art Expenditures additions: Action Requested **MSP: Conejo Gallegos, Okam**
  - i. Olmsted reviews the 2025–26 Capital, Repair & Replacement, and Art Expenditures additions which are highlighted in yellow. Due to adjustments, the total cost has gone down.
- b. WELL Membership and Guest Pass Proposal: Action Requested **MSP: Conejo Gallegos, Daniel**
  - i. Reddish reviews the WELL Membership and Guest Pass Proposal which includes five modifications to the membership and guest pass structure with no changes in rate. The first modification is implementing payroll deduction for membership fees for faculty and staff. Using payroll deduction assists in verifying faculty/staff status and resolves the issue of membership cancellation due to credit card declines. The second modification is a one-time offering of a free one-week trial for faculty and staff during the summer to lower barriers to faculty/staff participation. If approved, this would be effective May 2026. The third modification is reducing the recent alumni membership qualification period from 5 years post-graduation to 2 years. Currently, recent graduates receive a lower rate for membership (\$20 per month) and most people redeem the offer within the first six months after graduation. If approved, this would be effective July 1. The fourth modification is the removal of the \$5 OneCard pass. The WELL currently offers a day pass for \$10 and \$5 with a OneCard. This offering began in 2012 for students who aren't taking summer classes but have a OneCard. Many students have used this option for the entire summer. The proposal removes this option, as an affordable summer option has been launched and is a better value for students. This would be effective May 1. The last modification is regarding the sponsored member membership and would change the verbiage from "Sponsored Member" to "Household Sponsor" in alignment with other CSU campuses and would be effective immediately. Conejo Gallegos asks, "How much is the discounted summer membership?" Reddish responds \$50 for the duration of the summer. Omekam asks, "Alumni will go into effect in July, so alumni have until July

1 to lock in the rate?” Reddish responds yes. Omekam asks, “For sponsored membership, what rate would the housemate be entitled to?” Reddish responds \$39 per month. Omekam asks “But is it lower than general membership? What is the perk of the sponsored membership?” Farrell responds it allows people not affiliated with the campus to participate as The WELL usually does not allow non-affiliates to attend. Reddish adds that the groups that are eligible for memberships are students, alumni, faculty, and staff.

c. **2026–27 Proposed Annual Corporate Project List: Information**

i. Olmsted reviews the 2026–27 proposed annual corporate project list, which represents the organization’s targeted projects for the coming year and is brought to the Board for review in March as some items have budget implications. The list will then be presented again to the Board in April for final approval, coinciding with the budget presentation.

d. **2025–26 Year-End Projections: Information**

i. Olmsted reviews the 2025–26 Year End Projections. This list is divided between revenue and expenditures, and then further categorized by specific accounts. Both contain the initial budget, year-end projections, and notes explaining the variance.

ii. Khamsouksay asks, “In revenue, I’m looking at Hornet Pavilion, is that more from Athletics?” Olmsted responds that while revenue from Hornet Pavilion is strictly from Athletics, not all facility use revenue is strictly from Hornet Pavilion. Daniel asks for clarification on the VEBA. Olmsted responds that VEBA stands for Voluntary Employees Benefit Association which is a fund to pay for post-retirement medical benefits for previous employees who have retired. He further explains that the fund exists as an ability to pay if something were to happen to the organization. Farrell adds that we pay cash out of account 3813 for people who are currently retired and VEBA is for if the organization doesn’t continue. Olmsted adds that the retiree structure is regularly reviewed by an actuarial to determine if any changes need to be made.

e. **UU Meeting Room (Cottonwood & Pacific) Rate Change: Information**

i. Olmsted reviews the UU Meeting Room (Cottonwood & Pacific) Rate Change. He explains that when specific spaces were added in 2019, a special introductory rate was implemented for these rooms in acknowledgement of inconveniences experienced during construction. This introductory rate was meant to be in place for 1–1.5 years but held longer than expected due to COVID. The rate is now changing to the standard rate structure and would become effective July 1. Daniel asks, “Who receives the University invoice rate?” Farrell responds orientation and campus departments. Sanchez adds, “If you sponsor an event as a department or college and it is an event open to the general public and is beneficial for most.” Daniel asks, “So it is the audience that determines it?” Farrell responds yes, explaining that guidelines are determined by working with campus. Sanchez adds that they are usually free events.

f. **Contract Extension for Audit Firm: Information**

i. Olmsted informs the Board that along with other campus auxiliaries, Union WELL, Inc. will be moving forward with the three-year extension for their current audit firm, CLA.

g. **Quarterly LAIF Update: Information**

- i. Olmsted reviews the quarterly LAIF update which is a chancellor's office requirement for all CSU auxiliaries. When return of surplus is received from the revenue fund, it is deposited into the LAIF account and funds are transferred periodically throughout the year to cover expenses.

**5. Reports and Comments**

a. Board Members

- i. Omekam announces Dietitian Day and comments Happy Women's Day, Happy early Transgender Day of Visibility.

b. Executive Director: Olmsted

- i. Olmsted comments on the inclusion of the sticker of the month in the meeting materials which contains a QR code that leads to a report about this month's subject.

c. Facilities and I.T.: Singletary

- i. Singletary reviews Facilities and IT updates. The HVAC modernization project which is slated to start in the fall. A new landscaping company has been contracted to service the areas surrounding both buildings and will spend the next 90 days tackling much needed deferred landscape maintenance.

d. University Union: Sanchez

- i. Sanchez reviews University Union updates which include the possible expansion of the refrigerated lockers due to high demand. The Relaxation Station officially opened on Wednesday and is seeing long lines. The Pop Up Shop, the 20o2, and Games Room are also doing well.

e. The WELL: Reddish

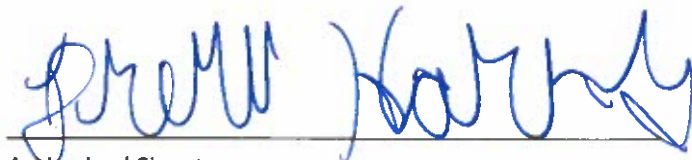
- i. Reddish reviews The WELL updates which includes high participation in climbing. The program saw 1,400 climbers in February which is a 14% increase year over year. February also saw 7,712 pieces of equipment checked out in the facility and 331,000 member check-ins.

f. Marketing: LaPorte

- i. LaPorte reviews Marketing updates along with upcoming UNIQUE events which include Queens of RNB, Yoga Night, and a mid-year Spring concert by Ax and the Hatchetmen. The first of two blood drives this semester saw 107 units collected from mostly new donors.

**6. Adjournment, 8:55am.**

Respectfully Submitted,



Authorized Signature



Date

