



COMING TO  
**FRUITION**

2019 Annual Report



FRASIER

# Letter from THE PRESIDENT & CHAIR

Greetings!

Welcome to the 2019 Frasier Annual Report! It was a year filled with many highs and achievements.

The theme of this year's report, "Coming to Fruition," was especially evident throughout this past year. The completion of Frasier Forward, our nearly five-year master plan and expansion, came to completion, for all intents and purposes, at the close of 2019 — just in time to welcome new residents in The Prairies at the start of 2020. After so many years, it was a culminating time to see the fruits of our labor become realized for our residents to enjoy. We are so very proud and honored of the work, support, flexibility, and patience that our residents, staff, and building partners exhibited to get us to that point.

Looking outward, Boulder continues to benefit from what we sow. The programs we offer to our residents and what we give back to the larger Boulder community, our many cultural events, and our commitment to sustainability, improve lives in countless ways. Many of these programs are made possible or made better by the generosity of our donors, whose commitment to Frasier remains a source of our strength.

Together, we strive to make the Boulder community a better place because Frasier is here.

Sincerely,

Timothy A. Johnson  
President and CEO

Kaye Howe  
Chair, Frasier Board of Trustees



TIMOTHY A. JOHNSON



KAYE HOWE

## OUR VISION

We will be the first choice for those seeking residential and serving them. We will continue to contribute to the health, expansion of quality care, and support for our members and



and health care services and for employees committed to happiness, and well-being of seniors through innovation, and the greater community.

As of July 1, 2020

BOARD OF TRUSTEES

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- Kaye Howe  
*Chair*
- Leslie Durgin  
*Vice Chair*
- John Frisbie  
*Treasurer*
- Betty Hoyer  
*Secretary*
- James Topping  
*Immediate Past Chair*

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- Ellen Cotts
- Jane Engel
- Jonathan Jones
- Reverend Stephanie Kidwell
- Beau Rezendes
- Cheryl Runyon
- James Williams
- Stuart Wright
- Nelson Trujillo, MD





As of July 1, 2020

LEADERSHIP TEAM

Tim Johnson  
*President and CEO*

Nikki Lewis  
*Chief Financial Officer*

David Slack  
*Chief Strategy Officer*

Jenny Houghtaling  
*Vice President for Human Resources*

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*Vice President for Health and Supportive Services*

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*Vice President for Wellness and Community Services*

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Megan Thomas  
*Director of Assisted Living and Memory Support*

Angie Twist  
*Director of Hospitality*

Travis Weed  
*Director of Environmental Services*

Rose Whitley  
*Director of Marketing*



# FRASIER FORWARD

## Reaping the Fruits of Our Labor



**A**fter nearly five years of research, design, development, demolition and construction, our master plan expansion, Frasier Forward, came to fruition, for all intents and purposes, at the close of December 2019. “Sowing” this project since 2015, after the devastating impact of the 2013 flood, Frasier is now “whole” again and reaping the rewards of our hard work.

Frasier Forward was a massive project that expanded livable space on our campus and our amenities to help meet the growing needs of our current and new residents, and the local senior community.

Pinkard Construction, our construction partner, completed the project. Our successful history with them goes back several decades on a variety of projects. Being familiar with our campus and our residents facilitated the construction, while under the challenge of building in and about an existing community. At the height of construction in the summer of 2019, there were more than 350 construction workers on campus working feverishly to complete the project by year’s end — which they did!



**Frasier invested over \$100 million and enhanced or added almost 350,000 square feet to our campus. Major aspects of the project included:**

#### **THE PRAIRIES**

New independent living building with 98 well-appointed apartments.

#### **THE CANYONS CENTER**

New 300-seat arts and education multi-use venue with a 42-seat movie theater.

#### **EXPANDED WELLNESS CENTER**

New 25-meter exercise/lap pool added, and renovated fitness areas and existing therapy pool.

#### **NEW AND REFURBISHED DINING VENUES**

South Fork, North Fork, and Mayme's Market.

#### **RENOVATED COMMUNITY SPACES**

Front main lobby, front entrance, HillTop lounge, library, gift shop, resident business space, and conference rooms.

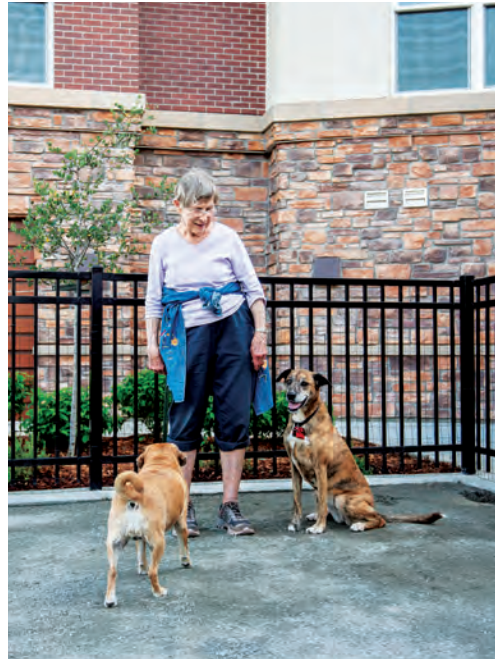


The completion of this massive expansion could not have occurred without the expertise of our partners: HCM Architects, Pinkard Construction Company, IDA Interior Design, Tim Dreessen Enterprises, Ziegler Capital Markets, and Retirement Dynamics.

Most importantly, it was the patience, flexibility, and understanding of our residents and staff that led to the success of Frasier Forward. Frasier is incredibly grateful for their support and engagement during the entire multi-year process.







# The Prairies Welcomes NEW RESIDENTS

The Prairies will welcome over 160 new residents by the time move-ins are complete in the summer of 2020. Residents began to move in on January 6, 2020, and Julianne, “Jill” Anderson was one of the very first. In her own words, Jill describes why she moved to Frasier and what that means for her.



*“I moved on the first day of The Prairies’ opening, after being on the wait list for about 10 years. Frasier was always my choice from the beginning. I have so many friends and neighbors living here, even before I signed up for my apartment. I was able to visit and share many Frasier events with my friends even before I moved in. Thus, when I arrived, it felt like home already. I call Frasier my senior sorority!!”*

# An evening with TEMPLE GRANDIN

Frasier residents and staff had the “grand” opportunity to spend a lovely evening with Dr. Temple Grandin in The Canyons Center at Frasier on August 20, 2019.

Over 200 attended and enjoyed Dr. Grandin’s discussion on “It Takes All Kinds of Minds.” Prior to her presentation, many mingled with Dr. Grandin during a social hour and enjoyed delicious appetizers and beverages from Frasier Dining Services.

Dr. Grandin is a prominent, best-selling author and speaker on both autism and animal behavior. Her worldwide reputation as a leader in the field of humane animal handling and autism advocacy has propelled her into one of the nation’s most distinguished groups—the American Academy of Arts and Sciences.

She is a professor of Animal Science at Colorado State University as well as a tireless advocate of autism awareness and the importance of intellectual diversity.



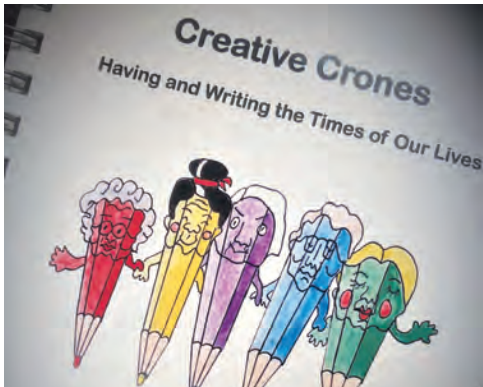


# Women writers publish CREATIVE CRONES

Women writers at Frasier banded together to self-publish *Creative Crones, Having and Writing the Time of Our Lives*, a compilation of essays and short stories representing aspects of their lives.

The impetus for creating this book was the life stories writing class held at Frasier taught by University of Colorado instructor Naomi Rachel. The book is a delightful potpourri of memoir pieces depicting 20th century life as lived by the 16 women writers. Resident and one of the authors, Barbara Farhar, proposed the idea of self-publishing the stories the class generated. Designing and printing the book was a group effort, too. Fellow writer and artist Pat Geraghty designed the artwork for the cover, while Frasier resident John Harris assisted Farhar in printing the book.

The authors were thrilled to sell the book and have a reading at The Boulder Book Store in December 2019.



# Centenarians catch up REUNITED AFTER 25 YEARS



Frasier resident Betty Bangs (left), 101, enjoyed catching up with her long-time friend, Barbara (right), 100. These dear college friends reunited in October 2019 after not seeing each other for more than 25 years! The two met as freshmen in 1936 at William Woods University. They were delighted to see each other after so many years, enjoyed reminiscing and shared laughs. Sadly, Betty passed away in April 2020; she is dearly missed. She was a resident of Frasier for almost 20 years.



# Team Frasier

## BREAKS RECORD!

The 5th Annual Boulder Walk to End Alzheimer’s was held on Saturday, August 10, 2019 on the campus of CU-Boulder. Frasier was, once again, honored to be the Platinum Sponsor for the Walk. Team Frasier raised more money and had more walkers than ever! Frasier raised a little over \$25,000, and over 70 walkers joined in on the fun.

To help raise money for the Alzheimer’s Association, many fundraisers were hosted by various Frasier departments over the summer leading up to the Walk. Pastoral Care Services raised the most money, and the most entertaining event had to be the Dunk Tank put on by Human Resources.

Frasier was awarded first place in fund raising for senior living communities for the 2019 Boulder Walk!



Additionally, our business partners gave a total of \$10,000 to Team Frasier: Pinkard Construction, Haynes Mechanical, Groove Entertainment, Harris Dewart General Contractors, Morrison Community Living, ARI, DG Construction, and Native Edge Landscaping. We are grateful for their generosity.

Lastly, at the post-Walk celebration, Frasier was awarded first place in fund raising for senior living communities for the 2019 Boulder Walk!

The Walk to End Alzheimer's is the world's largest event to raise awareness and funds for Alzheimer's care, support and research. Held annually in more than 600 communities nationwide, this inspiring event calls on participants of all ages and abilities to reclaim the future for millions.





# M.D. TO MASTER CARPENTER

...and everything in between

On August 29, 2019, at the Annual Frasier Volunteer Appreciation Celebration, Dr. Charles, “Charlie”, Aumiller was awarded the 2019 Betty and Bill Fischer Service to the Community Award. His children were able to attend the ceremony, much to Charlie’s delight. This annual award was created to honor a resident for their service to Frasier, and to greater community in general. The award was named after the inaugural recipients, Betty and Bill Fischer.



Whether as a pediatrician at Boulder Community Hospital or a volunteer physician serving the citizens of Dushanbe, Tajikistan, Charlie has embodied this award by dedicating his life to serving, helping, and improving the lives of his community.

Since arriving on campus in 2006, Charlie has served Frasier in varied ways. He enthusiastically contributes to the well-being of the community through the Spiritual Life Committee and as a Gift Shop volunteer. Moreover, he is best-known as the “unofficial master carpenter” of Frasier — always readily and quietly stepping up to help when any woodworking need arises. He is a tireless champion and shepherd of the Frasier Wood Shop.

The Frasier Board of Trustees recognized Charlie for his lengthy and dedicated service with sincere gratitude and appreciation through a Board Resolution.

Charlie is best-known as the “unofficial master carpenter” of Frasier — always readily and quietly stepping up to help when any woodworking need arises.



# HERITAGE CLUB AND DONOR

## Appreciation Dinner

The Canyons Center, Frasier’s then newly opened spacious arts and education venue, was a most welcome and sophisticated setting on August 15 for the 2019 Heritage Club and Donor Appreciation Dinner.

A record attendance of nearly 90 residents, Board members, staff and guests enjoyed cocktails and an elegant meal before the highlight of the evening: hearing from keynote speaker, The Honorable Joe Neguse, U.S. Representative for the 2nd Congressional District. Rep. Neguse shared his experiences and insights on life as a freshman congressman and discussed the initiatives he was promoting for congressional action. The audience enjoyed the impromptu question-and-answer session that followed.

Frasier President Tim Johnson, Vice President for Philanthropy and Social Responsibility Karla Rikansrud, and Frasier Board Chair Kaye Howe also addressed the group with words of appreciation.

The dinner recognizes Heritage Club members—those who have included Frasier in their estate plans or have accumulated giving of \$25,000 or more — and those donors whose accumulated giving totals \$5,000 or more.



It is an honor and privilege to thank you, Heritage Club members and Frasier donors, for your meaningful and ongoing support!



# A reflection of our values

## SOCIAL RESPONSIBILITY AT FRASIER

Frasier is a 501(c)(3) nonprofit, mission-driven organization. We follow high standards of fiscal integrity and focus on long-term stability and cost control.

Social Responsibility is a Frasier value. As a charitable organization we are also responsible to the broader Boulder community. We extend our mission by reaching out and sharing our resources with the greater Boulder community — for the benefit of the community.

Donations, detailed on the following pages, provide educational support to our staff, support our musical partnership with the CU School of Music, and ensure residents who have outlived their resources remain safe and secure here at Frasier. Our spiritual life and artistic programming are also generously supported.

The following data is from fiscal year 2019.

### Highlights of Our Social Engagement:

#### Community Health Education / Support Groups




Provided training for  
**26 caregivers**  
of a loved one living with  
**memory loss.**

**Hosted community health improvement support groups which were open to the public:**

- Caregivers (general)
- Low Vision
- Parkinson’s/Parkinson’s caregiver
- Huntington’s Disease caregivers
- Alzheimer’s Pilots/Co-Pilots
- Tremble Clef Singers

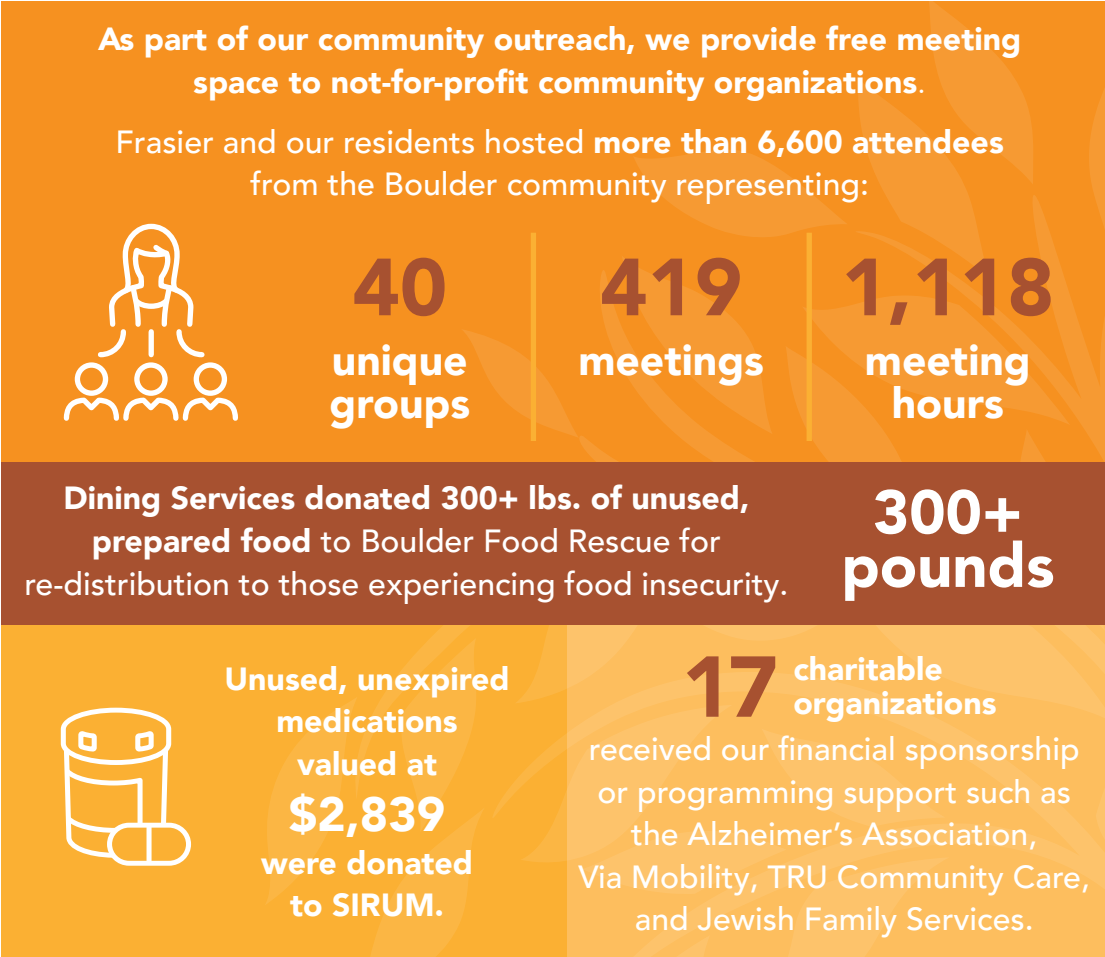
#### Health Professions Education—Clinical Rotations and Internships



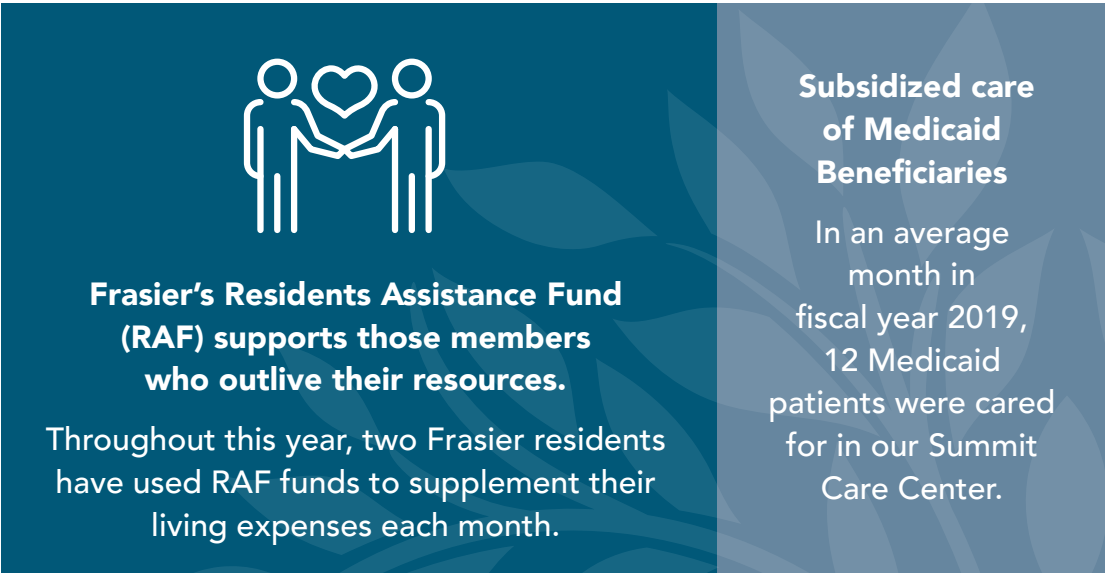
**1,375 hours**

**Provided a total 1,375 hours of clinical training** for nursing, CNA, and social work students from Colorado Christian University, Front Range Community College, Regis University, Compass Nursing Arts, and Metro State University.

In-Kind and Charitable Donations



Free and Discounted Care to Persons Unable to Pay







Our philanthropic mission is to foster our culture of giving that affords opportunities to benefit the residents of Frasier, our employees and the greater community.

## A reflection of our values

# GIVING AT FRASIER

Our philanthropic mission is to foster our culture of giving that affords opportunities to benefit the residents of Frasier, our employees and the greater community. As a reflection of our values, our culture of giving impacts all elements of the Frasier community. Frasier charitable funds are used to enrich the lives of our residents and community—by funding projects, programs and services.

In 2019 our residents, family, staff, and friends generously gave over \$425,000 to Frasier's non-profit programs.

### **Restricted gifts fall into three categories that reflect our values:**

**CARING FOR OTHERS** Supporting programs and services that emphasize caring and concern for the well-being of others – including all residents across our campus and staff members.

**LIVING LIFE TO THE FULLEST** Funding our vibrant and robust programs that focus on quality of life for all residents – including their physical, social, and spiritual wellbeing.

**BUILDING FOR THE FUTURE** Building a caring, stable and lasting organization—including long-term programs, and our two endowment funds.

Frasier's endowment funds have been established to ensure our legacy and meet the future needs of the organization. Endowment funds include: Chaplaincy and Staff Scholarship.

**Unrestricted gifts** are welcomed and always used to meet the greatest need on our campus.

January 1 – December 31, 2019

# FRASIER CONTRIBUTORS

**\$100,000+**

Johanna and  
John Egan\* Trust

**\$50,000 – \$99,999**

Anonymous  
State of Colorado

**\$10,000 – \$49,999**

Mary Jane Hall\*  
Betty A. O’Brien\*  
Bill Thornburg\*

**\$5,000 – \$9,999**

Deea & John Frisbie  
Ann & Bob Murtha\*  
Pinkard Construction  
Jean L. Wainwright\*

**\$1,000 – \$4,999**

Anonymous  
Mariette Anderson\*  
Patricia &  
Charles Anderson  
Ellen & Dean Boal  
Louise & Bill Bradley\*  
Maggie Butler  
Beverly Carrigan  
Gale & Ben Chidlaw  
Susan Evans  
Irma Galusha\* &  
Bob Harrington\*  
Janet & Ted Grenda  
Kaye Howe  
Kris & Tim Johnson  
Janet Klemperer &  
Pete Palmer  
Jean & Harold Leinbach  
Dorothy Myers  
Anne & Dick Norwood  
Ed Putzier\*  
Judith & James Rhoads

Karla Rikansrud  
Patti & Bob Ritzen  
Beatriz & Juan Roederer  
Estate of Daniel Sloan\*  
Linda & Doug Snook  
Jean Stahly  
John Wahr  
Alice Dodge Wallace\*  
Janet Winquest  
Nurit & Jim Wolf  
Stu Wright

**\$500 – \$999**

Anonymous  
Dorle Andres  
Harley Brown  
Kevin Bunnell  
Sharon Caulfield  
Kathaleen Cook  
Ellen Cotts\*  
Kate & Crif Crawford  
Maxi & Heinz Damberger  
Louise & Robert Dudley  
Mary Finley  
Marilyn Fisher  
Jane Jenkins  
Robert Kehoe  
Michelle McParland  
Anne & Dick Norwood  
Margaret Picher  
Estate of Ellen Rankin  
The Siegel Family Trust  
James Topping  
Judy & Bill Tucker  
Jo & Bill Waite  
Muriel Woods

**LESS THAN \$499**

Anonymous  
Gale Adair\*  
Flodie Anderson  
Kate & Gerald Bacus  
Rachel & Jim Bender  
Corrine Brase  
Janet Brewer  
Molly Briggs  
Sherry & Harold Bruff  
Marion Buchenroth  
Caplan & Earnest LLC  
Pat Carden  
David Chadwick  
Community First  
Foundation  
James Cook  
Mary Dancs  
Joan & Pete Dawson  
Shirley & Jack Deeter  
Mary Dickerson  
Anne Dyni  
Ja Elliott  
Jane Engel  
Aliceelee Ewan  
Penny Fest  
Marty Frick  
Carol Gerlitz  
Lynn Gilbert  
Elizabeth Godrick  
Jean Gore  
Mickey Greenberg  
Barbara Hanst  
Julia Herring  
Nancy & Alex Herzog  
Elaine Hiebert  
Judy Holleman &  
Marky Lloyd

January 1 – December 31, 2019

# FRASIER CONTRIBUTORS

Jenny Houghtaling  
JoAnne & Chuck Howe\*  
Betty Hoyer & John Truhlar  
Mary & Bob Ide  
Janice Imig  
Kay Johnson &  
    Monica Schuler  
Karen & Jonathan Jones  
JoAnn Joselyn  
Kiwanis Golden  
    Nuggets Club  
Lanelle Krueger  
Marilyn Krysl & Bill Wood  
Llyn Lankford  
Joyce Leiper  
Heather &  
    Wes LeMasurier  
Carolyn & Leo LeSage  
Nikki Lewis  
Kerry Lightenburger  
Evelyn Lindquist  
Helen Longley  
Susan & Bill Marine  
Nancy & Robert Mehler  
Ruth Meyer  
Robert Parella  
Lois Prestrud  
Donald Putzier  
Mary Jo & Lylal Quinby  
Beau Rezendes  
Gail Rowe  
Dorothy Rupert  
Meelen Russell  
Ruth Sachnoff  
Inge & Tad Sargent  
Louise Savage  
Priscilla Scholten

Pat Sewall  
Harriet Simons  
David Slack  
Carol & Courtland Spicer  
Margaret Stahl  
Eleanor Stimac  
Rebekka Struik  
Barbara Sullivan  
Bruce Thompson  
Nancy & Eben Tilly  
Patricia Tyson  
Elaine & Philip Waggener  
George Wallace  
Western Interstate  
    Commission for  
    Higher Education  
Donna & Dan Wilder  
Marjorie Worth

## MEMORIALS

### *In Memory Of:*

All residents who  
passed away this year

Kathaleen Cook  
Ja Elliott  
Barbara Hanst  
Karla Rikansrud  
Patti & Bob Ritzen  
Carolyn &  
    Courtland Spicer  
Nurit & Jim Wolf

Robert Adair

Gale Adair

Wilmar Bernthal

Kate & Crif Crawford

Ron Cotts

Flodie Anderson  
Kate & Crif Crawford  
JoAnn Joselyn

Frank Eddy

Bill Thornburg

Dottie Field

Patricia Tyson

Wallace D. Finley

Mary Finley  
JoAnn Joslyn

Irving Garson

Muriel Woods

Martha Gibb

Anonymous  
James Cook

Patricia Hadley

Kate & Crif Crawford  
Maxi & Heinz Damberger  
Susan & Bill Marine

Charles Jenkins

Jane Jenkins

Maude Jensen

Dorothy Rupert

Jean Johnson

Patricia Sewall

Marie Johnson

Carol Gerlitz

Trish Judd

Louise & Bill Bradley

\*Indicates resident Heritage Club members who have designated Frasier in a bequest or other planned gift and/or individuals whose cumulative gifts total \$25,000 or more.



Larry Lankford

Llyn Lankford

Breck Loza

Jean L. Wainwright

Bernice Mock

Caplan & Earnest LLC

Janice Imig

Western Interstate  
Commission for  
Higher Education

Elmer O'Brien

Betty O'Brien

RC Parrish

Flodie Anderson

Mary & Bob Ide

Jean Putzier

Ed Putzier

Harry Reed

Flodie Anderson

Kate & Crif Crawford

Marty Frick

Jean Gore

Mickey Greenberg

Kaye Howe

Betty Hoyer & John Truhlar

Mary & Bob Ide

Evie Lindquist

Mitch Stahl

Janet Winqwest

Joe Robb

Heather &

Wes LeMasurier

Patty Roecker

Louise & Bill Bradley

Anne Rowan

Patricia Tyson

Joan Siegel

Anonymous

Mildred Steward Slack

David Slack

Lois Thompson

Bruce Thompson

Judith "Judy"

Andres Uban

Dorle Andres

Jack Wainwright

Jean L. Wainwright

William "Bill" Wainwright

Jean L. Wainwright

Stewart Wallace

Alice Wallace

HONORARIUMS

In Honor of:

All Frasier Residents

Karla Rikansrud

David Bernstein

Rebekka Struik

Molly Briggs

Bob Ritzen

Bobbie Harms

Molly Briggs

Kelsey Hill

Rebekka Struik

Mary McViney

Barbara Sullivan

Bob Murtha

Ann Murtha

Lynn Nadel

Rebekka Struik

Summit Care Nurses  
& CNAs

The Siegel Family Trust

Ed Putzier

Donald Putzier

Memory Care RAs

The Siegel Family Trust

Bob Ritzen

Rebekka Struik

Every effort has been made for accuracy. Please excuse any errors. We are truly grateful for your support.

# THAT'S A WRAP!

## Frasier vans get a makeover



In 2019, two of Frasier's large passenger vans were "wrapped" in photography that depicts the area's beautiful surroundings. One of the vans features an image of Long Lake that resident photographer Pete Dawson captured.

There are plans to wrap Frasier's third passenger van which will showcase photography from another resident, Charlie Anderson.

Transportation head driver, Omid Dolati (pictured above), shows off one of the Frasier vans that received a long overdue make-over.



# FY 2019 FINANCIALS

	As of June 30:	
ASSETS	2019	2018
Current Assets	\$ 44,437,618	\$ 48,076,715
Assets limited as to use	5,406,177	5,286,650
Investments-restricted	24,539,117	83,329,895
Property and Equipment, net	147,434,137	82,710,345
Total Assets	<u>\$ 221,817,049</u>	<u>\$ 219,403,605</u>
LIABILITIES AND NET ASSETS		
Current Liabilities	\$ 8,773,405	\$ 5,996,927
Long-term debt	140,202,069	142,038,671
Deferred resident entrance fees	33,445,280	31,237,658
Refundable entrance fees	10,959,359	10,054,565
Annuities payable	42,574	10,206
Deposits	5,349,831	5,282,761
Total Liabilities	\$ 198,772,518	\$194,620,788
Net Assets	23,044,531	24,782,817
Total Liabilities and Net Assets	<u>\$ 221,817,049</u>	<u>\$ 219,403,605</u>

	For the Years Ended June 30:	
STATEMENT OF OPERATIONS	2019	2018
Revenues, gains and other support	\$ 25,823,151	\$ 24,136,568
Less:		
Direct patient and resident care	20,604,612	21,324,070
General and Administrative expenses	7,206,528	4,837,331
Total expenses and losses	27,811,140	26,161,401
Operating income	(1,987,989)	(2,024,833)
Other Income (Loss):		
- investment return	241,666	2,219,377
- unrealized gain on interest rate SWAP		
- loss on early extinguishment of debt		
Change in unrestricted net assets	(1,746,323)	194,544
Change in net assets with Donor restrictions	8,037	126,669
Change in net assets	\$ (1,738,286)	\$ 321,213
Net assets, beginning of year	24,782,817	24,461,604
Net assets, end of year	<u>\$ 23,044,531</u>	<u>\$ 24,782,817</u>

Frasier undertakes an annual financial examination as performed by an independent auditor engaged by the Board of Trustees. The financial information compiled above is based upon the most recent audited financial reports. Copies of the comparative annual audited financial statements as of June 30, 2019 and for the one-year period then ended, the accompanying footnote disclosures and the independent auditors report to the Board of Trustees are available upon request of the Frasier’s Chief Financial Officer.





# FRASIER

350 Ponca Place | Boulder, CO 80303  
303.499.4888 | [FrasierMeadows.org](http://FrasierMeadows.org)

*Every effort has been made for accuracy. Please excuse any errors.*

