

ECCS Building Company Board Meeting
December 7, 2015
Location: El Colegio
Meeting Minutes

Call to order: 4:40pm

Board Members Present: Michael Duenes, Kristine Snyder, Landon Nelson

Others Present: Norma Garces, David Greenberg, Jennifer Godinez

1. Approval of Agenda
2. Action Items
 - 1) Minutes from October 5, 2015 meeting
 - i. Kristine moved to approve minutes, Michael seconded. All in favor. Motion passes.
 - 2) Financials
 - i. September 30, 2015 financial statements
 - ii. July 1 – December 1 payments
 - iii. November 30, 2015 Bank statements
 - iv. El Colegio Invoice
 - v. David Greenberg invoices

David Greenberg talked through the above statements and addressed any questions from members.

Landon Nelson moved to approved financials and invoices, Kristine Snyder seconded. All in favor. Motion passes.

- 3) Able Fence proposal to fix soccer field fence. Cost was \$5840 based on proposal from fall 2015.

Discussion to have a lower fence. Idea to have a wall on the alley portion to replace the fence. Concerns about trespassing after hours.

Norma Garces received language from insurance company for signage related to trespassing for on the field and on the building

Landon Nelson moves to get signage related to trespassing up to \$400. Kristine seconded. All in favor. Motion passes.

David Greenberg will carry out the signage once Norma Garces provides language.

No action on fence at this time. Decision to get bids on lowering the fence on 3 sides (north, south, west) to the first bar (approx. 10 ft). David will get a bid from Able Fence on this.

3. Reports and Discussion Items

- 1) Roof update including financing

David gave update. Roof membrane complete. Skylights will be completed after school is out in June.

David, Mike (Ambe), Troy (Sela) and Amanda (RDF) had conference call last week to discuss payment to Sela. Mike and Troy are working to get Amanda appropriate documentation outlining working completed and remaining work to be done. We will pay up to 90% of costs to Sela and Ambe with final 10% to be paid upon completion in June.

Norma is working with Sela to get payment on the damaged books from the leak that happened during construction.

- 2) Role and responsibilities for ECCS/ Facilities

Group reviewed documents in board packet that outline all facilities related needs/responsibilities and a proposed approach.

This proposal would bring all day to day responsibilities under El Colegio and include hiring of a facilities manager by El Colegio. Clifton Larson Allen and ECCS Board members would handle

administrative responsibilities (primarily reporting to RDF). Lease would be structured to address costs to El Colegio.

- 3) El Patio – neighbor’s light

Tabled.

- 4) Facilities refinance

Documents provided by Amanda (RDF) and updated by David and Matt (CLA) were reviewed.

Two primary scenarios –

- 1) Loan amount of \$2.1 million, minor renovations and equipment upgrades would be possible. This would greatly reduce the annual lease costs to El Colegio, keep enrollment at around 100-110 and allow El Colegio to build fund balance.
- 2) 2) Loan amount of \$2.7 million. Major renovations would be possible. This would slightly increase the annual lease costs, require enrollment of over 130 students, and potentially cause ongoing financial strain.

There was discussion about key facilities priorities including but not limited to: new furniture; computers; new carpet in advisory.

Also discussion of transforming theater into a usable classroom; removing small room adjacent to the cafeteria.

Jennifer will reach out to Amanda regarding timeframe for decision on approach.

- 5) Other facilities issues

4. Recent safety issues – mugging outside of school

- 1) Students don’t want to report this to police.
- 2) Michael indicated need to report to the police by the school.
- 3) Norma will report this to Councilmember Glidden.

Meeting adjourn at 5:45

Next scheduled meeting February 8, 2016, 4:30 PM