

INDEPENDENT CITIZENS' OVERSIGHT COMMITTEE
OF THE SANTEE SCHOOL DISTRICT

Wednesday, November 5, 2008

Adopted Minutes

Members Present: Eid Fakhouri, Gina Jackson, Stacey LoMedico, Rob McNelis, Jim Montague, Kai Ramer, Beth Selbe, Rick Weeks

Excused: Chris Cate

Attendees Present: Christina Becker, Bill Clark, Dianne El-Hajj, Nancy Stasch

- 1) **Call to Order at 6:05:** Presented handouts and their placement into ICOC binders.
- 2) **Established a quorum** with 6 members in attendance to begin the meeting at 6:05 p.m.
- 3) **Reviewed Minutes** of October 1, 2008. Jim Montague motioned to approve minutes, seconded by Beth Selbe.
- 4) **No Public Comments Were Received.**
- 5) **ICOC Communications:** Discussion of any community comments – Gina commented how impressed she is observing the progress at Cajon Park. Beth also commented that she loves going by Cajon Park each day to look at the progress.

Rick Weeks was concerned about mold issues from the summer water break at Carlton Oaks. Christina responded that the round building at Carlton Oaks was the storage area for many of the boxes from the move. The leak occurred under the sink in an old workroom over a weekend. Assessments were made of damages. Since this room was to be renovated soon, we did mold analysis reports and met all of the air quality requirements. There were many follow up tests done.

Rob asked about the roof leaks at Carlton Hills following the rain. Christina said Ted Doughty was glad that we re-roofed Carlton Hills. The leaks were from the new HVAC installation, and the old vents on the roofs. The district is in the process of getting them fixed under warranty. Some of the roof leaks are not modernization related, but all are being repaired and a 20-year warranty is in place.

- 6) **ICOC Annual Report: Continued Discussion/Approval** – Discussions on the Draft #2 annual report were penciled in. As stated in the annual report, financial audit findings

will be reported in the next newsletter as published. Eid will get the report from the auditors after January 15 and draft a letter prior to the February meeting so that it can be reviewed at the February meeting. Eid, Beth, Jim, and Rick may attend the November 18, 2008, Board meeting to present the annual report. Eid asked for a vote to approve the changes made today on the annual report. All approved. Eid inquired as to distribution of the annual report besides the residents who have children in the district. We will show it in PDF on the Santee School District website. We can do a press release to Michelle Clock, send to Dan Kitchen with the Santee Chamber ECHO, and do a standard press release. Stacey believes that Dr. Johnson could do an email to all the employees in the district and have them forwarded to their PTA's and committees at each site.

- 7) **Update Architects:** Bill shared the new architect agreement and how their costs are going to save the district money. Eid asked if we were done with the former architects. Bill said that we were through with our time period. We have reached an agreement twice. Our next meeting with the attorney's is on December 12, 2008.
- 8) **Construction Costs & Progress:** Bill Clark / Christina Becker – Gant chart schedules were passed out. Christina shared with the committee the percentages of completeness at all the sites modernizations and new construction projects. There is also a handout of credits back to us. We also had some additional survey work, soils testing, and site testing at Phase 2 schools. Bill expects some of the projects to be re-evaluated and to come in within budget. Stacey inquired if Sycamore Canyon was out of money. Christina answered no; however, they asked for a lot of additional construction work and not all has been approved at this time.
- 9) **ICOC Speaking Points at Future Board Meeting:** Discussion – November presentation of the Annual Report – Eid, Beth, Jim, and Rick to attend.
- 10) **Comments from Committee Members/Topics for Next Meeting:** Eid proposed to go back to quarterly meetings, so the next meeting will be February 4th and would like the agenda to include: Audit, Quarterly newsletter draft, Cajon Park occupancy, Timing, and Cash Flow.
- 11) Stacey asked Bill about the cash flow at this time. Bill explained that we received some in September which was prior to the market going down. The COPS was issued 2 days prior to the freeze. There is about \$24 million in the bank. We have about \$20 million in construction outstanding. We should be getting our State Modernization money at about February or March which will come prior to the summer work. Stacey commented that the State is going to run out of money in about 90 days and is concerned that the State will not send the State Modernization money to us. Rob said

the bond market is beginning to stabilize. Stacey wants to know if we have a contingency plan if it doesn't change. Bill answered that he does and that we were fortunate to get the plan rolling when we did.

- 12) **Board Actions Since Last Meeting:** Christina shared the handouts with the members. Eid asked about Tony Fulton's performance review. He added a lot of value early on, however, we will wait for the information from VED for the audit. Eid questioned our need for his services in the future. Christina answered he is like an insurance policy and his costs are minimal.
- 13) **Information Only:**
 - The next Board CIP workshop is Monday, November 17, 2008, at 6:00 p.m.
 - The next Board meeting is November 18, where we will present the Annual Report, at 7:00 p.m.
 - The next Facilities Committee meeting is Wednesday, December 10, 2008, at 4:00 p.m.
- 14) **Adjourn** at 7:30 p.m. to next ICOC meeting on February 4, 2009.