



Endeavor Board Meeting Minutes: December 17, 2012

Call to Order:

Lisa Springle called to order the regular meeting of the Endeavor Charter School Board of Directors at 7:08 pm in Endeavor's multi-purpose room.

Present:

Steve McAdams, Lisa Bolton, Lisa Springle, Christian Nechyba, Kevin Myers, Bill Borter, Jim Dotson

Foundation Update on Land Closing:

Jeff Bandini reported that the land closing was on schedule for Thursday, December 20. All closing documents had been sent to the seller in Florida, and will be sent back this week. BB&T Bank was revising the loan documents. The school and foundation are co-borrowers for the current \$2.2 million loan. The foundation will be acquiring the land and putting a deed of trust on the property, but the school will also be responsible for the bank loan. Both the school and foundation board needed to sign tonight the agreement containing basic parameters for the whole loan and a promissory note. The foundation had signed the deed of trust. Both parties have signed an environmental certification and an indemnity agreement. \$2.87 million was required for closing. Liability insurance on the property was effective starting December 20. David Clodgo and John Collar would sign on behalf of the foundation, and Lisa Springle and Andy Kristianson would sign on behalf of the school. Kevin Myers moved for unanimous written consent of the Board of Endeavor Charter School, Inc for the acquisition of 29.07 acres on 2675 Burlington Mills Road, the financing on the property for \$2.2 million through BB&T Bank, and the granting of authority to Lisa Springle and Andy Kristianson to sign on behalf of the school for all documents in connection with the acquisition of the property. Lisa Springle seconded the motion. The motion was unanimously approved. Margaret Holder's proxy vote was cast by Lisa Springle, and Andy Kristianson's proxy vote was cast by Kevin Myers in support of the motion. Options for structuring a long-term loan that includes both land and construction costs would be discussed with Jeff Poley at the January board meeting.

A recess was called at 7:18 pm by Lisa Springle, and the board meeting was reconvened at 7:20 pm.

Building Elevations Presentation:

Kristen Hess from HH Architects presented options for building forms. The town of Wake Forest required elevations of buildings for preliminary site plan approval. Five options were presented and reviewed. The focus of today's discussion was building shape, as it was too early to determine details like building materials, color, etc.

Option 1: a traditional design - all roofs would have a pitch (gables or hips), and windows were placed high for safety

Option 2: a hybrid design - flat roof on the front of the building, and a pitched roof in the classroom areas.

Options 3: a more modern design - no gables, with flat roof throughout the structure, except for a slant to the roof on the side of the front elevation. The roof would be a hollow core concrete design, with no need to hide pipes and ducts in the ceiling

Options 4: modern design with accentuated front entrance - also a flat roof design with increased identity for the front, with a larger glass entrance

Option 5: a saw tooth roof design - each class would get north light, which was more expensive

The board discussed the options presented. Option 2 was the model, which was original priced. The cost of this traditional roof framing would require a sprinkler system above and below the ceiling and a fire membrane under the roof, which would drive cost up. A hollow core concrete roof was less expensive, and would offer strength and simplicity. Walls would be constructed of precast concrete with some brick and various finishing options. Window placement was discussed. A majority of the faculty preferred high window placement both for safety reasons and to maximize useable wall space. Kevin Myers moved to approve building elevation option 4 as presented by HH architecture for submission with the preliminary site plan to the town of Wake Forest. Steve McAdams seconded the motion. The motion was unanimously approved. Margaret Holder's proxy vote was cast by Lisa Springle, and Andy Kristianson's proxy vote was cast by Kevin Myers in support of the motion.

Ms. Hess briefly reviewed exterior finishing options. Creative use of painting could cut exterior materials costs. Acoustic noise mitigation was discussed. Steve McAdams and Lisa Bolton will circulate the approved form for the building elevation to staff and discuss window placement and other concerns further with them. Ms. Hess will come back to the January 14 board meeting to discuss other issues, including construction materials, colors, windows, etc.

Approval of Minutes:

Christian Nechyba moved for the approval of minutes from the November general board meeting and both December special board meetings. Jim Dotson seconded the motion. The motion was unanimously approved, with proxy votes cast as in the previous votes.

Other Foundation Updates:

David Clodgo stated that a "Future Home" sign would be placed on the Burlington Mills Road property after closing. Announcement of the closing would be sent out by e-mail and added to the website. A separate message was going out tomorrow about the capital campaign. A foundation event for the ECS community would be planned after the holiday break. A contract had been signed tonight with the general contractor JD Beam.

Bill Borter left the board meeting at 8:55 pm.

Director's Update:

Five candidates for the front office position were interviewed today. The sibling admission lottery had been completed, and all kindergarten and second grade siblings were admitted for the

coming year. Maija McAdams conducted a high school transition and ACT Explore session last week. On Saturday, nine staff members attended Carol Veltrie's funeral service. Mrs. Veltrie's contributions to ECS would be honored with a memorial garden at the school's permanent facility.

Board Officer Elections:

Christian Nechyba moved to appoint Lisa Springle to the position of board chair for the term from January 1, 2013 to December 31, 2013. Kevin Myers seconded the motion. Margaret Holder, Andy Kristianson, and Bill Borter were not present for this vote. Lisa Springle abstained. Christian Nechyba, Kevin Myers, Steve McAdams, Lisa Bolton, and Jim Dotson voted in favor of the motion. The motion was approved.

Christian Nechyba moved to appoint Kevin Myers to the position of board secretary for the term from January 1, 2013 to December 31, 2013. Steve McAdams seconded the motion. Margaret Holder, Andy Kristianson, and Bill Borter were not present for this vote. Kevin Myers abstained. Christian Nechyba, Lisa Springle, Steve McAdams, Lisa Bolton, and Jim Dotson voted in favor of the motion. The motion was approved.

Christian Nechyba moved to appoint Bill Borter to the position of board treasurer for the term from January 1, 2013 to December 31, 2013. Kevin Myers seconded the motion. Margaret Holder, Andy Kristianson, and Bill Borter were not present for this vote. Christian Nechyba, Kevin Myers, Lisa Springle, Steve McAdams, Lisa Bolton, and Jim Dotson voted in favor of the motion. The motion was approved.

Public Comments:

In response to an audience question about security in the current facility, Steve McAdams stated that it was difficult to secure the current building completely, but that the administration and board were open to additional security measures. Currently, lockdown drills were conducted annually. Security cameras were in place throughout the facility, a panic button was located in the front office, and one of the back doors was always locked. A card notification system was in place for early responders. Strategies to communicate important emergency procedures to parent volunteers and substitutes were discussed.

Closed Personnel Updates:

Christian Nechyba moved that the board go into closed session to discuss personnel topics, in accordance with statute 143.318.11 (a) (6). Kevin Myers seconded the motion. The motion was unanimously approved. The board went into closed session at 9:15 pm. Kevin Myers moved to come out of closed session at 9:35 pm. Jim Dotson seconded the motion. The board returned to open session.

Adjournment:

The meeting was adjourned at 9:36 pm.