

The Classical Academy
975 Stout Road
Colorado Springs, CO 80921

Board of Directors Special Meeting
North Campus
Wednesday, November 5, 2008

- I. Call to Order. Chairman Matt Carpenter called the open session to order at 7:03p.m.
- II. Pledge of Allegiance/Roll Call
 - A. Matt Carpenter led those present in the Pledge of Allegiance.
 - B. Roll Call. The following Directors were present: Steve Pope, Clark Miller, Chris Bender, Lisa Sutton, Vance Brown, and Jim Kretchman. Also present: Mark Hyatt, President.

Mark Hyatt began the meeting celebrating the passing of Academy District 20, Ballot Item 3A, the Mill Levy Override. TCA benefits greatly from 3A passing. Mark requested the Board's permission to give a 1% supplemental Mill Levy bonus to every employee at TCA in their November 30, 2008 paycheck. A 1% bonus would equal approximately \$110k out of around \$360k TCA plans to receive in the 2008-2009 school year. The plan is then to keep the remaining funds in the contingency reserves. The Board and Mark Hyatt discussed the pros and cons of increasing the bonus to more than 1%.

Moved by Jim Kretchman, seconded by Lisa Sutton, to provide a one-time 1.5% Mill Levy bonus to every employee at TCA in the November 30, 2008 paychecks. Roll Call. Approved by unanimous vote at 7:13pm.

Chris Bender thanked Mark for nurturing TCA's relationship with D-20. The Board thanked the Administration for their leadership, and the TCA community for their support, especially the contributions of Marla and Jeffrey Weeks, Dr Chris Leland, and the "TCA Families for the Mill Levy Override." The Mill Levy is the biggest financial endowment to TCA, and both D-20 and TCA students benefit from its passage.

Vance Brown addressed the last Special Delivery sent to the TCA community. He, along with Lisa Sutton and Steve Pope, did not feel it was an accurate representation of what was discussed at the October 28, 2008 Board Meeting. It read as if the expansion of the East gym was a closed issue, but Vance, Lisa, and Steve's impression was that the topic was going to be addressed at tonight's meeting. The communication back from the community was that it appeared the board did not see merit to the concerns they raised and that the Board had already decided to move on. Matt Carpenter read the Special Delivery sent on Friday, October 31st:


"TCA Parents and Staff -

Thank you to those who have taken the time to share your thoughts and provide your perspective to the Board about the East Campus Gym. The Board met this week to discuss the east campus and had specific discussions about the size of the gym.

Unfortunately, incomplete information was being shared amongst the TCA community. The gym, as it has been designed, is capable of accommodating practices for all athletic teams including wrestling, volleyball and basketball. The gym is also capable (with the plans for a stage) to assist with potential theatre events and other activities. While the gym does not have locker rooms or bleachers, the dimensions are sufficient to accommodate competitions for all sports except for high school basketball.

The staff and parents who have provided input into this process, especially TCA Chief Operating Officer Kevin Collins and his team, have done an excellent job in planning for a very versatile facility based on the requirements given that accommodates the needs of the East Campus students and staff and also some of the needs of our activities and athletics for the TCA community. In addition, the facility can be rented out for external uses and a few organizations have already contacted TCA about renting the gym.

The Classical Academy exists to assist parents in their mission to develop exemplary citizens, equipped with analytical thinking skills, virtuous character, and a passion for learning, all built upon a solid foundation of knowledge.



As with any project, any changes that occur might impact the cost of the project and the timeline of completion. The Board, TCA President, and Lead Team are in 100% agreement that completing the East Campus and having our children, staff, and parents in the new school is our top priority.

The Board will hold a Special Session Meeting on November 5th to discuss the implications of the Mill Levy Override Vote (Ballot Initiative 3A) and the impact it could have on current and future capital projects.

Very Respectfully,

The Classical Academy Board

Matt Carpenter - Chair

Steve Pope - Secretary

Clark Miller - Treasurer

Chris Bender - Board Member

Lisa Sutton - Board Member

Vance Brown - Board Member

Jim Kretchman - Board Member"

The Board agreed to send another Special Delivery, clarifying the message from the 31st and discussing the decisions from tonight's Board Meeting.

III. Discussion Agenda Items

These are specific items that the Board and /or staff would like to discuss and expand upon in greater detail than the materials that have been provided.

A. TCA Capital Construction

Item: To propose to the Board a prioritized list of Capital Construction plans

Presenter: Mark Hyatt et al

For: Information

Kevin Collins provided the Board a list of prioritized Capital Construction plans, listed by year. Although there are \$35M worth of projects, Kevin emphasized there is not enough money to complete the list. The East Elementary is the top priority.

The next priority is to raise pay for faculty and staff.

The third proposed priority is to finish the bottom floor of the North Campus. A plan was proposed by the Administration to move the Administrative Offices to the bottom floor of the secondary school, along with adding classrooms and multipurpose rooms on the first and third floors. With the additional classrooms in place, the modular classrooms will be removed to make way for a CHSSA-certified west gym, beginning construction in Summer 2009. Depending on the funds available, we hope to include a stage for elementary use, locker rooms, and a limited number of bleachers. PE teachers, parents, and the Athletic Department will be consulted on the design, although the exact size is yet to be determined.

The library, commons area, fine arts center, and upper multipurpose field follow on the Capital Construction list. The commons area will be near the northeast entrance to the secondary side and will serve as an area for the secondary students to eat lunch, along with a reception area for performances at the fine arts center.

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The Board asked about when parking starts to become a problem at the North Campus as the school grows. Kevin replied that there's enough parking day-to-day and enough to cover the anticipated 20-30 students' worth of growth in the high school. TCA will have to be creative during really large events. An office park is being built to the east of the North Campus, adding 4-5 more buildings and has the potential for usage of parking slots after business hours.

The prioritized list also included ways to reduce maintenance at Central Elementary including new windows, carpet, and HVAC system. The design work for the new sewer system is already complete and TCA has a \$90k grant from the state. Central staff has requested air conditioning, along with a new parking lot and improvement on their fields. It isn't cost prohibitive to move the Scarborough playground equipment to Central, although new equipment is a suggestion.

Doug Hering reminded the Board and Administration that to do capital projects, TCA needs to have significant money in the reserve and needs to show consistent cash flow and the ability to pay the loan. Any additional capital construction loans would need to be clearly tied to consistent cash flow.

B. East Campus Update

Item: Update on East Campus and discussion on pricing and timeline to increase the size of the new gym

Presenter: Mark Hyatt et al

For: Information

Mark Hyatt stated the new East Campus Gym is larger than the original East Gym but is not regulation size for high school. It meets Diana Burditt and East Staff's requirements. The construction crews have already started "moving dirt" at Cross Peak View at the Pikes Peak Community College Rampart Range Campus.

Kevin Collins continued that he has spoke with the architect and contractors. They estimate that to expand the size of the East gym would require an extra 2-3 months of time. Delaying the construction would delay the opening of the school's start date the second semester of the 2009-2010 school year. The current projected start date is October 1, 2009, considering a contract time of 11 months. Kevin and his team are trying to get ahead of that timeline.

Kevin went on to say that Elder Construction estimated it would cost an additional \$300-400k, but could go up to \$750k, to expand the East gym to accommodate CHSSA requirements. To build a high school style facility including bleachers, locker rooms, and restrooms would require an expansion of 42 feet in length and 46 feet in width. The development plan has been approved by the city – steel, utility, fire, civil, and landscaping permits would need to be re-accomplished.

With the passing of 3A, TCA Board feels that funds should be put into an auxiliary CHSSA compliant gym at North Campus. Based 3A passing and on the impact of time and dollars to increasing East Gym at this stage in the process, the Board does not want to make the East gym bigger, but rather spend any extra dollars and effort to make East Gym as efficient, effective, and useful as possible at its current size. The new East Campus field will be a turf field, regulation size for secondary activities.

Moved by Steve Pope, seconded by Clark Miller, to task the Administration to scope the cost, design, and timeline for the first floor build out and secondary auxiliary gym at the North Campus. The auxiliary gym will meet all secondary CHSSA requirements. Furthermore, the Administration shall scope a potential financial plan for a TCA staff pay increase, based on the Mill Levy Override funding. This package will be presented to the Board at the December 8, 2008 Board Meeting. Roll Call. Approved by unanimous vote at 8:46pm.

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Mark Hyatt proposed two letters to the Board, both “asks” to the TCA Community – one for current families, one for families on the wait list. He proposed sending these letters out as soon as possible to request contributions towards the \$1M Capital Construction goal, signed out by him, the Board, or a combination of the two.

The Board discussed the timing of the letter, noting both difficult personal financial times, along with the Mill Levy passing, and \$12M bond closing money in the bank. The Board acknowledged concern about asking the community for money toward the original \$1M goal in light of the several significant changes in the last several months. The Board considered adjusting the request of \$1M to fund other needs. Doug Hering added the TCA financial model is contingent upon fundraising with a goal of \$615k for the 2008-2009 fiscal year. The biggest risk may be if the TCA community stops giving \$500-\$600k annually. Also, it is potentially true that TCA may not be able to get additional debt if we do not raise the \$1M in private contributions due to reserve requirements.

The Board agreed that Steve Pope will draft a Special Delivery to be sent to the TCA community covering the outcome of the evening’s meeting involving the Mill Levy Override, East Gym, and Capital Construction.

C. Debrief of Board Meeting

Item: To discuss the process/format of the board meeting

Presenter: Steve Pope

For: Discussion

Steve Pope requested this item be a recurring Board Agenda Item, reserving the last 5-10 minutes of each Board Meeting to discuss the meeting, logistics, and preparation through 3 or 4 questions to focus the discussion. The goal is to address how the Board can improve their meetings. The Board agreed to reflect over the proposal and reengage at the next meeting.

Finally, the Board and the Administration are actively pursuing a subcommittee meeting to discuss portions of the President’s 2008-2009 Objectives.

Future Agenda Items

- A. Registrar Report – Nov.
- B. Audit Review – Nov.
- C. Quarterly Review – Nov.
- D. Board Code of Conduct – Nov.
- E. Board Orientation – Nov.
- F. Succession Planning – Nov.
- G. Grant of Authority – Nov.
- H. Fundraising Philosophy/Report – Nov.
- I. Teacher Compensation Plan – Nov.
- J. Parent Survey Plan – Dec.
- K. New Course Proposals – Dec.
- L. General Fund Revenue Projection, FY09-10 – Dec.
- M. Mill Levy Override Funds and Capital Construction Proposal – Dec.

IV. Adjournment

Moved by Steve Pope, seconded by Vance Brown, to adjourn meeting at 9:11pm. Roll Call. Approved by unanimous vote.