Colorado Springs Charter Academy Building Corporation
Board of Directors Meeting Minutes

Vision: We kindle enthusiasm to craft bold and effective citizen-scholars

Mission: Colorado Springs Charter Academy is love for community expressed in action. We are entrusted with dear purchase, to bind our students' days of innocence and joy with structure, content, and character. To accomplish this, we cultivate the individual potential of all our students by providing academically rigorous, proven, content-rich educational programs; developing incisive analytical skills and well-stocked minds; fostering self-advocacy, passion, citizenship, and exemplary character; holding individualized high expectations; involving and welcoming parents and community members.

CORE VIRTUES: – Respect & Responsibility/Self-Control & Discipline/Wonder/Charity/Courage/Love of Country/Faithfulness/Graciousness & Courtesy/Joy

- Board Meeting: ☒Regular ☐Special ☐Executive
- Date: April 9, 2026
- Location: Colorado Springs Charter Academy Conference Room
- Scheduled Time: 3:45PM

1. MEETING CALLED TO ORDER, ROLL CALL

By: Jill Gaebler
Time: 3:50 PM

Board Member Roll Call: (Name and Position)

☒ Jill Gaebler – Board President
☐ Aster Klein – Board Vice President
☒ Patrick Foley – Treasurer
☒ Phillip Lintner – Secretary
☐ Vacant –
☐ Vacant –
☐ Vacant

CSCA Staff In Attendance (Name and Position)

☒ Zoe Ann Holmes – Head of School (HOS)
☒ Kevin Dolley – IT Manager
☐ Virgina Rucker – Business Manager
☐ Lisa Raferty – Dean E.S.
☐ Pamala Hayward – Associate Dean E.S.
☐ Jorge Zapata – Dean of M.S.

Others:

Guests in Attendance (Name and Organization)

1. Hester Parrot – Haley Holloway, Attorney | Gilmore & Bell, P.C.
2. Tim Farmer - Miller Farmer Calrson
3. Brad Miller- Miller Farmer Law

2. OLD BUSINESS

A. NONE

3. NEW BUSINESS

A. Selection of Building Corporation Officers

B. Review and vote on resolution to authorize a plan to finance the renovation/facility upgrade project (B.E.S.T. Project) through BONDS.

4. BOARD ACTIONS

A. Selection of Officers for the Building Corporation.

a. The following officers were appointed, and a motion was made by Jill to appoint the following persons as Board Chair, Treasurer, and Secretary.

i. Board Chair – Mrs. Jill Gaebler

ii. Treasurer – Mrs. Zoe Ann Holmes

iii. Secretary – Mr. Patrick Foley

b. Jill Gaebler made a motion to approve the appointed positions.
Patrick Foley seconds.
Motion passed unanimously.

B. Review and vote on a resolution to authorize a plan to finance the renovation of the school facility. As a result of TABPOR, the Charter School (CSCA) cannot enter into a 30-year loan; however, the building corporation can. The Charter School (CSCA) enters into a year-to-year lease to the Building Corporation. If Charter School discontinues payments, the bond holders can foreclose on the property. Resolution approves the BOND transaction as one whole. Documents that are included in the BOND agreement are: Deed of Trust, Lease Agreement, Mortgage. No further approval needed for transactions falling within the renovation/upgrade project. All members are authorized to sign for funding items, documents, or other related documents required to bring the project to completion. Funds will be passed by Colorado Intercept Statute/Agreement where funds are intercepted though the Colorado Department of Treasury. Funds never come to the school

a. Zoe Ann Holmes made a motion to approve the resolution for Bond funding.
Patrick Foley seconds.
Motion passed unanimously.

5. **EXECUTIVE SESSION**

SESSION HELD

☐ YES

☒ NO

6. **OTHER BUSINESS**

No additional business

7. **FUTURE MEETING TOPICS**

NONE

8. **NEXT MEETING**

April 2027

9. **ADJOURN**

Patrick Foley made a motion to adjourn the meeting.
Motion to adjourn passed unanimously at 3:57 PM.

EXECUTIVE SESSION STATUTORY AUTHORITY – COLORADO

§24-6-402(4)(A), C.R.S., CONCERNING THE PURCHASE, ACQUISITION, LEASE, TRANSFER, OR SALE OF ANY REAL, PERSONAL, OR OTHER PROPERTY INTEREST. EXCEPTION: NOT AVAILABLE WHERE A MEMBER OF THE GOVERNING BODY HAS A PERSONAL INTEREST IN THE TRANSACTION.

§24-6-402(4)(B), C.R.S., CONFERENCES WITH AN ATTORNEY FOR THE PUBLIC ENTITY FOR THE PURPOSES OF RECEIVING LEGAL ADVICE ON SPECIFIC LEGAL QUESTIONS. NOTES: 1) MERE PRESENCE OF THE ATTORNEY IS NOT SUFFICIENT; 2) STATE TOPIC OF THE LEGAL QUESTIONS IN AS MUCH DETAIL AS POSSIBLE WITHOUT DISCLOSING CONFIDENTIAL INFORMATION.

§24-6-402(4)(C), C.R.S., MATTERS REQUIRED TO BE KEPT CONFIDENTIAL BY FEDERAL OR STATE LAW OR RULES OR REGULATIONS (CITING THE SPECIFIC STATUTE OR RULE).

§24-6-402(4)(D), C.R.S., SPECIALIZED DETAILS OF SECURITY ARRANGEMENTS OR INVESTIGATIONS.

§24-6-402(4)(E), C.R.S., DETERMINING POSITIONS RELATIVE TO MATTERS THAT MAY BE SUBJECT TO NEGOTIATIONS, DEVELOPING STRATEGY FOR NEGOTIATIONS, AND INSTRUCTING NEGOTIATORS.

§24-6-402(4)(F), C.R.S., PERSONNEL MATTERS, IDENTIFYING THE PERSON OR POSITION TO BE DISCUSSED. EXCEPTION: NOT AVAILABLE FOR THE FOLLOWING DISCUSSIONS: 1) TO DISCUSS GENERAL PERSONNEL POLICIES; 2) IF THE EMPLOYEE WHO IS THE SUBJECT OF THE EXECUTIVE SESSION HAS REQUESTED AN OPEN MEETING; 3) IF THE PERSONNEL MATTER INVOLVES MORE THAN ONE EMPLOYEE AND ALL OF THE AFFECTED EMPLOYEES HAVE REQUESTED AN OPEN MEETING; OR 4) TO DISCUSS ANY MEMBER OF THE GOVERNING BODY OR THE APPOINTMENT OF ANY PERSON TO FILL THE OFFICE OF A MEMBER OF THE GOVERNING BODY. NOTE: AGENDA AND MOTION MUST IDENTIFY THE EMPLOYEE, BY NAME OR POSITION.

§24-6-402(4)(G), C.R.S., CONSIDERATION OF ANY DOCUMENTS PROTECTED BY THE MANDATORY NONDISCLOSURE PROVISIONS OF THE OPEN RECORDS ACT. INCLUDES: MEDICAL RECORDS, PERSONNEL FILES, PRIVILEGED DOCUMENTS, SEE §24-72-204(3)(A) FOR COMPLETE LIST.