

**MINUTES**  
**of the meeting of the**  
**BOARD OF DIRECTORS of SOMERSET ACADEMY OF LAS VEGAS**  
**October 28, 2013**

The Board of Directors of Somerset Academy of Las Vegas held a public meeting on October 28, 2013 at 6:00 pm at 7038 Sky Pointe Drive, Las Vegas, Nevada.

**1. Call to order, roll call**

Board Chair Crystal Thiriot called the meeting to order at 6:11 pm. Present were Board Members Cody Noble, Scott Hammond, Crystal Thiriot and Eric Elison participated by phone.

Absent were Board Members Dana Dingee and Amy Malone.

Mr. Reeves recognized that Brian Smith had resigned from the Somerset Academy Board of Directors.

**2. Public Comment**

Melanie Smith addressed the Board. Mrs. Smith requested that the Board consider purchasing the property adjacent to the Sky Pointe campus for the use of additional parking.

Jasmine Roman addressed the Board. Mrs. Roman stated that she was a parent volunteer at the Sky Pointe campus. Mrs. Roman stated that she would like for the Board to consider purchasing additional property for parking at the Sky Pointe campus.

**3. Approval of the Minutes of the September 19, 2013 Meeting.**

Mr. Hammond motioned to approve the minutes of the September 19<sup>th</sup> meeting. Mr. Noble seconded the motion. The Board unanimously approved.

**4. Review and Approval of 2013 Financial Audit.**

Jason Watkins from LL Bradford & Company CPA's addressed the Board. Mr. Watkins stated that LL Bradford & Company CPA's had performed the 2013 financial audit of Somerset Academy of Las Vegas. Mr. Watkins gave an overview of the 2013 financial audit reports to the Board.

Mr. Noble motioned to approve the 2013 financial audit as presented. Mr. Hammond seconded the motion. The Board unanimously approved.

**5. Approval of Engineering, Procurement and Construction agreement from Bombard.**

Mr. Reeves addressed the Board. Mr. Reeves presented the Board with an Engineering, Procurement and Construction Agreement from Bombard, a Tenant Alterations Agreement from the landlord and a term sheet from Vectra Bank.

Mr. Reeves stated that due to unforeseen time constraints Bombard felt that they would not be able to complete the solar project by the mandatory deadline of December 7<sup>th</sup> set by the Solar Generations Program. Mr. Reeves stated the Board could elect to have Bombard petition the Public Utilities Commission of Nevada for a deadline extension so that the school's incentive from the Solar Generations Program would not be lost.

Mr. Reeves stated that if the Board decided to move forward with petitioning the PUCN for an extension there would need to be necessary changes made to the Tenant Alterations Agreement for the benefit of the school.

Mr. Hammond motioned to approve the presented agreements subject to the discussed revisions of the Tenant Alterations Agreement and approval from the PUCN for a deadline extension. Mrs. Thiriot seconded the motion. The Board unanimously approved.

**6. Discussion regarding Future School Growth Plan.**

Mr. Reeves presented the Board with multiple maps showing the locations of current and future school sites.

**7. Discussion and Action to Approve the Proposed Lease of a Facility to be Constructed at Losee Road and Lone Mountain Road in North Las Vegas.**

Arthur Ziev addressed the Board. Mr. Ziev presented the Board with the proposed lease rates and terms for the Losee Campus.

Mr. Noble asked Mr. Ziev to explain the purchase option in the proposed lease. Mr. Ziev explained that the purchase price would be calculated using two different formulas listed in the lease. Mr. Ziev stated that the purchase price would be based upon the Project Value if the appraisal of the property at the time of purchase were to be lower than the Project Value. Mr. Ziev explained that the Market Value would be the purchase price if at the time of proposed purchase the appraisal of the property was higher than the Project Value.

Mr. Ziev stated that Jeff Blank the Board's attorney had approved the proposed lease. Mr. Ziev explained that the proposed lease included the construction of the elementary, middle and a portion of the high school building. Mr. Ziev stated that if the Board were to approve the proposed lease the developer would be able to close on the purchase of the Losee Campus by October 31<sup>st</sup>.

Mr. Noble asked Mr. Howell if Somerset Academy would be in a position to issue a bond for the purchase of the Losee Campus. Mr. Howell stated that based upon Somerset Academy's financial performance he felt that they would be in a position to issue a bond for the purchase of their facilities.

Mr. Noble motioned to approve the proposed lease. Mr. Hammond seconded the motion. The Board unanimously approved.

**8. Discussion and Action to Approve the Proposed Lease of a Facility to be Constructed at Stephanie Street and Wigwam Parkway in Henderson.**

Mr. Ziev addressed the Board. Mr. Ziev stated that the proposed lease for the Stephanie Campus contained the same terms that were listed in the Losee lease with the exception that the lease did not have multiple construction phases and the project cost was different. Mr. Ziev stated that the proposed lease was still under review from the Board's attorney.

Mr. Noble asked Mr. Ziev for a timeline of when the development group would be able to close on the purchase of the proposed sight. Mr. Ziev stated that he was going before the Henderson Planning Commission on the 14<sup>th</sup> of November. Mr. Ziev stated that if there were no objections from the planning commission the purchase of the proposed site could be completed before the end of the year. Mr. Noble asked Mr. Ziev if there would be enough time to construct the facility. Mr. Ziev stated that he was confident the facility would be completed on time.

Mr. Noble motioned to approve proposed lease for the Stephanie Campus subject to approval from the Board's attorney. Mr. Hammond seconded the motion. The Board unanimously approved.

**9. Approval of Resolution of Consent regarding "Tavern designation on parcel neighboring future school site of Stephanie Street and Wigwam Parkway in Henderson.**

Mr. Ziev addressed the Board. Mr. Ziev stated that a neighboring parcel to the proposed Stephanie Campus was designated for a tavern. Mr. Noble asked Mr. Elison to give his opinion regarding a tavern occupying the neighboring parcel. Mr. Elison stated that he had driven by the site and felt comfortable there would be enough separation between the school and the adjacent property.

Mr. Hammond asked Mr. Ziev if he knew the name of the tavern. Mr. Ziev stated that he did not have that information.

Mr. Noble motioned to approve the presented resolution of consent. Mr. Hammond seconded the motion. The Board unanimously approved.

**10. Discussion and Action regarding the renewal of Leases for the Oakey and Emerson Campuses.**

The Board tabled item #10.

**11. Report on Playground Construction at North Las Vegas Campus.**

The Board tabled item #11.

12. **Approval of Revised Budgets for the 2013-2014 school year and School Financial Performance.**

The Board tabled item #12.

13. **Discussion and Action regarding Implementation of Common Core State Standards, Campus Grading Policies and use of Standards Based Grading.**

The Board tabled item #13.

14. **Review of 2012-2013 school year State Accountability Report.**

The Board tabled item #14.

15. **Approval of Pay for Performance Framework for Teachers.**

The Board tabled item #15.

16. **Approval of Additional Copier Leases with AIS.**

The Board tabled item #16.

17. **Discussion and Action regarding the purchase of a Security Camera System for North Las Vegas Campus.**

The Board tabled item #17.

18. **Approval of 2013-2014 Uniform Provider.**

Mr. Reeves stated that Somerset Academy's current contract with their uniform provider Shax Group was up for renewal on October 31<sup>st</sup>. Mr. Reeves stated that he had sent a request to the Principals for uniform provider recommendations. Mr. Reeves stated that multiple requests for proposals had been sent out to uniform providers but only three providers responded with proposals. Mr. Reeves reviewed with the Board the proposals received from Shax Group, Campus Club and Dennis Uniforms.

Mr. Reeves stated that he had met with Shax Group and addressed the Somerset Academy parent concerns. Mr. Reeves stated that Shax Group acknowledged that they needed to make improvements. Mrs. Thiriot stated that she was concerned with using Shax Group again as a uniform provider because they had struggled with the same issues for two consecutive years.

Mr. Reeves explained that if Somerset Academy decided to terminate their agreement with Shax Group the school would be obligated to buyback inventory from Shax Group. Mr. Noble

asked Mr. Reeves what the required buyback amount was. Mr. Reeves stated that he would get Mr. Noble the requested information following the meeting. Mr. Noble stated that he would need to have specific buyback obligations presented to him before he would make a decision.

Mr. Reeves stated that due to the Board needing more time to make a decision he suggested the Board move forward with termination of the current agreement with Shax Group as to prevent the contract from automatically renewing.

Mr. Noble motioned to approve the termination of the Shax Group contract. Mr. Hammond seconded the motion. The Board unanimously approved.

**19. Discussion and Update regarding Filtering School Network and Bring your Own Device.**

The Board tabled item #19.

**20. Review and Approval of school Progressive Discipline Plan.**

The Board tabled item #20.

**21. Discussion and Action regarding evaluation of performance of School Administrators.**

The Board tabled item #21.

**22. Discussion and Action regarding evaluation of performance of Academics Nevada.**

The Board tabled item #22.

**23. Principals' Report.**

The Board tabled item #23.

**24. Public comments and discussion.**

Kelsey Strickland a teacher at the North Las Vegas Campus addressed the Board. Mrs. Strickland stated that she was anxious for improvements to be made to the North Las Vegas Campus playground.


A parent from the Oakey Campus addressed the Board. She asked what her child's options would be if the Oakey campus were to be closed. Mr. Noble answered her question stating that her child would have priority transferring to any of the Somerset Academy campus where openings existed.

Yolanda Glading a parent from the North Las Vegas Campus addressed the Board. Mrs. Glading expressed her dissatisfaction with the customer service she had received from Shax Group.

**25. Adjournment.**

Upon motion and second, the Board unanimously voted to adjourn the meeting at 8:07 p.m.

Approved on: Nov. 13, 2013

  
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Secretary of the Board of Directors  
Somerset Academy of Las Vegas