



High Desert Montessori School  
Public Meeting of the Board of Directors

**Location: 2025 Silverada Street, Reno, Nevada 89512**

**Time: Wednesday, February 26, 2020 @ 5:00 PM**

**1. Call to Order and Roll Call:**

Reid Riker  
Linda Aaquist  
Max Haynes  
Amanda Baldwin  
Claudia Castañeda  
Nicole Commons

**2. Public Comment:**

None

**3. Adopt the Agenda:**

Member Riker moves to move item #10, #11 and #12 to # 4 , #5 and #6 otherwise adopting the agenda as presented, Member Aaquist seconds the motion and it passes unanimously

**4. Extension of Redhook Due Diligence period by 4 weeks**

Counsel for the school Kerry Eaton explained the situation with the Redhook purchase agreement, due diligence and complexities with the purchase. HDMS is looking to extend the due diligence period so that proper assessment of the parcels can be done before continuation of the purchase.

Member Riker moves the HDMS board extend the due diligence period on the 2005 Silverada Blvd Building, Member Baldwin seconds and the motions passes unanimously.

**5.. Ratification of specialized legal counsel, retention of Elizabeth Fielder by our attorney Kerry Eaton**

Chairman Haynes introduced item #11 regarding Elizabeth Fielder recommended by HDMS counsel Kerry Eaton.

Counsel Eaton discussed her reasoning for recommending Counsel Fielder for this specialized situation. Larger firms that specialize in this area are more expensive, Fielder is from a large firm and now works for herself.

Member Commons moves to approve retaining the specialized legal counsel of Elizabeth Fielder with existing counsel, Kerry Eaton, Member Riker seconds the motion and it passes unanimously. Chairman Haynes abstains from the vote.

#### **6. Amendment to purchase agreement and/or lease of 2005 Silverada Boulevard to include updated APN#**

Counsel Eaton explained the need for approval to add the land parcel APN to the already prepared lease agreement. By adding this APN, if the lease agreement is terminated and/or the property is not purchased then the school will not have access to the land parcel. By retaining Elizabeth, she will assist with the easement to help gain access to the property if issues arise.

Counsel Eaton further explained there will be negotiation of the easement but it's restricted by the construction agreement. She will start working on the easements right away. If they cannot be negotiated before the property closes and construction starts the board may need to make a decision without the easements being on the title.

Discussion of previous Redhook purchase issues including the outdoor space.

Member Riker moves to give direction to begin to amend the purchase agreement and/or lease and add the updated APN for the land parcel 2005 Silverada Blvd. and the appropriate easements and or access agreements, Member Aaquist seconds the motion and it passes unanimously

#### **7. Approval of Minutes from January 29, 2020**

Member Aaquist moves to approve the minutes from the January 29th meeting as presented, Member Baldwin seconds the motion and it passes unanimously

#### **8. Approval of Minutes from February 10, 2020**

Member Baldwin moves to approve the minutes from the February 10th meeting as presented, Member Castañeda seconds the motion and it passes unanimously

#### **9. Principal Update including updates on Montessori PD, Academics, Parent and Community Outreach, Facilities, and WCSD Charter Renewal**

Administrator Stockton reviewed her principal updated (see attached supporting documents)

#### **10. Principal Position Selection Committee Update**

Member Commons reviewed activity from their most recent committee meeting.

### **11. Approval of January 2020 Financials**

Member Riker moves to approve the January 2020 financials as presented, Member Baldwin seconds the motion and it passes unanimously

### **12. Approval of January 2020 Cash Disbursements**

Member Baldwin moves to approve the January 2020 cash disbursements as presented, Member Riker seconds the motion and it passes unanimously

### **13. Landscape Architect Proposals and Selection**

Member Aaquist moves to table item #13, Member Riker seconds the motion and it passes unanimously

### **14. BJG Architect Scope and Timeline**

The board discussed the BJG timeline (see attached supporting documents)

### **15. General Contractor bids rough order magnitude numbers**

Chairman Haynes reviewed the Redhook budget for tenant improvement construction costs on the HDMS one story building (see attached supporting documents)

### **16. Public Comment**

None

### **17. Adjournment and Future Agenda Items**

Approval of the Easements

Budget of the Improvement piece

Tentative Budget for 2021

New market Tax credits and appointment of a consultant

Legal fees current and future

Landscape Architect

Refinement of order of magnitude budget

Update of conflict resolution

Bylaws

Amendment of the purchase agreement

**Member Aaquist moves to adjourn the meeting, Member Riker seconds the motion and it passes unanimously**

**Items not acted on at this meeting may be acted on at future meetings.**

**HDMS Board meetings are posted at the following places.**

**Washoe County School District**

**Sparks Library**

**Washoe County Administration**

**HDMS Orovada & Silverada Campuses**