



**MEETING MINUTES  
LARADON HALL SOCIETY<sup>1</sup>  
BOARD OF DIRECTORS MEETING  
December 12, 2017  
4:00 p.m. – 6:00 p.m.**

**Members Present:** Jim Garcia, Susan Ruhl, Emily McKissick-Diaz, Anna Jones, Jacque Montgomery, Mike Burns, Larry Burgess, Rachel DeWitt, Tom Welch,

**Members Absent:** Proxy votes given to Larry Burgess - Brent Pick, Allen Lenort, Frank Sommer, Jason Adams, Dennis Morgan,

**Laradon Staff:** Doug McNeill, Tilman Adair, Corey Kala, Angela Rotello, Heather Kijanka,

**Guests:** Chad Holtzinger and Bart Harris, Shopworks; Aaron Rieger Calcon

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**I. PRELIMINARY**

**A. CALL TO ORDER:** Larry Burgess called the meeting to order at 4:02 p.m. A quorum was present.

**II. APPROVAL OF MINUTES**

**A. SOCIETY BOARD MINUTES:** Larry Burgess stated that the BOD would dispense the reading of the Laradon Society Board Meeting minutes. Jacque Montgomery made a MOTION to accept the October minutes; Mike Burns seconded the motion. All voted in favor.

**III. FINANCIAL REPORT**

**A. FINANCIAL REPORTS:**

- a. Corey reviewed the Consolidated Financial Statements and Laradon's Financial Statements ending November 30, 2017.
  - i. For November, Laradon's revenue was \$1,045,761, with expenses of \$1,116,015, showing an operating net of (\$94,549) after depreciation. Line items below the normal budget for Insurance Activity, and relocation costs for moving The Laradon School are as follows: Net Insurance Activity (\$566,778); Scholl Move Expenses costs of \$0; Capital Campaign \$4,260; resulting in an organization net of (\$657,0667)

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<sup>1</sup> These minutes are the confidential proceedings of the Laradon Hall Society Board of Directors. Directors are advised to use good judgment and common sense in discussing obviously sensitive matters. These minutes are not to be distributed beyond the Board of Directors without the approval of the Board Chairman.

- ii. MOTION was made by Anna Jones to approve the financials; SECOND made by Tom Welch. All voted and approved.
- b. Corey distributed the Investment Report.

#### **IV. CEO REPORT**

- A. THE LARADON SCHOOL BUDGET:** Chad Holtzinger, Shopworks, presented the final budget for The Laradon School renovation and addition. Chad shared that the hard and soft costs along with the contingency for the school would be an all in cost of \$4M. Doug asked the Board to consider and approve the proposed final budget.
  - a. The Board had an opportunity to ask questions about the budget to Chad, Shopworks and Aaron Reiger, Calcon to get a better understanding.
  - b. After discussion, the Jim Garcia made a MOTION to approve the all in construction budget of \$4M for the Laradon School; Tom Welch made the SECOND. All voted and approved.
- B. CAMPUS MASTER PLAN (AFFORDABLE HOUSING COMPLEX):** As part of the Campus Master Plan, Laradon has contracted with Gorman and Company to construct an affordable housing complex on the West Campus. Laradon will occupy the ground floor of 12,500 SF for Adult Program Space.
  - a. Doug presented to the Board the Resolution Agreement from Gorman and Company as part of the Ground Lease for Phase I of the Affordable Housing Complex.
  - b. The Board had questions regarding the Resolution Agreement. Kimball Crangle, VP of Gorman and Company was conferenced into the meeting. Kimball addressed the concerns about the second term of the ground lease of 75 years. She said that Gorman would add more language to define the definition of "Maintenance would be first class."
  - c. After the call with Kimball and further discussion with the Board. Jacque Montgomery made a MOTION to accept the Resolution Agreement from Gorman and Company; Anna Jones made the SECOND. All voted and approved.
- C. CAMPUS RESTORATION:** Doug shared the restoration has been completed with all program areas now open and available to be occupied. There are a few outstanding items, several rooftop HVAC units that need some replacement parts that will be available later this month. The few replacement units will be delivered early next year.
- D. BOD SELF-ASSESSMENT:** Doug handed out the Annual Board of Directors Self Assessments to the Board Members, asking them to return them by the next Board Meeting in February.

#### **V. NOMINATING COMMITTEE**

##### **A. NOMINATION:**

- a. The following Board members were nominated for the next calendar year:
  - i. Larry Burgess nominated for Chair
  - ii. Jason Adams nominated for Treasurer
  - iii. Rachel DeWitt nominated for Secretary
- b. Tom Welch suggested that the Board votes on a White Ballot. The Board members agreed.

- c. Tom Welch made a MOTION to elect the above Board Members to the office they are nominated for; Emily McKissick Diaz made the SECOND. All voted and approved.
- d. Anna Jones was nominated to be the Vice Chair. Jacque Montgomery made the MOTION; Mike Burns made the SECOND. All voted and approved.

**VI. LARADON FOUNDATION REPORT**

**B. LARADON FOUNDATION:**

- a. Due to time restraints, the Laradon Foundation report will be reviewed at the February meeting.

**VII. OLD BUSINESS: None**

**VIII. OTHER BUSINESS: None**

**IX. ADJOURNMENT**

- A. The meeting adjourned at 6:15 pm.

Submitted by: Rachel Admitt, Society Secretary Date: 02/27/18