Capital Asset Advisory Committee Meeting Notes

Thursday, August 21, 2025
8:30-10:00 am
Quail Street, Bldg. 4, Lakewood, CO 80215

Members: Heather Gasper, Ted Hagan, Eric Lugger, Bryan Martin, Tom Murray, Dan Oakley, Brooke Schubert, Brittney Warga, Mike Watkins

Members Absent: Kathy Hodgson, M.L. Richardson

Staff Liaisons: Brenna Copland, CFO; Jeff Gatlin, COO; Kimberly Mahaugh, Assoc. Chief communications; Stephanie Novello, Ex. Dir. accounting and finance; Mark Strelow, Ex. Dir. facilities and construction management; Seanin Rosario, Ex. Dir. Financial planning & analysis; Berry Jones, Dir. construction management; Sam Miller, Dir. planning & property; Greg Avedikian, PM, strategic initiatives; Lisa Knestis, project accounting; Robin Acree, Ex. Assist, facilities management

School Board Liaison: Michelle Applegate

Facilitator: Renny Fagan, Keystone Policy Center

Agenda

Meeting Overview

- Welcome and Introductions
- CAAC Topics
- Work in Progress Update
- Updates: Financial & Construction, Property Disposition, Communications

Action/Decisions

- No actions were requested, or direction provided by the CAAC at this meeting.

Welcoming two new members to CAAC, Ted Hagan and Mike Watkins.

Overview of CAAC Topics - *Presenter: Jeff Gatlin*

- Tour of Fletcher Miller
- Perkins Eastman will be returning over the next couple of months.
- Budget conversations around the challenges the district is facing.

Work In Progress Update – *Slide Presentation* *Presenter: Berry Jones*

- Congratulations to Sam Miller, new director of Planning & Property.
- Last secure entry was completed this summer.
- Fletcher Miller will be receiving furniture the first of the year. Students will move in after spring break.
- Shout out to all the project managers for the summer work!

Updates:

Property Disposition Update – *Presenter: Greg Avedikian*

- Allendale and Zerger are currently in the municipal process.
    - Cardel Homes has submitted their plans to the City of Westminster for Zerger, currently in review.
    - Arvada Planning Commission has reviewed the plans for Allendale and voted in a 3/2 vote against the proposed plans. Cardel Homes has asked for more time and will submit a new proposal in October.
- The county is not interested in the small parcel of land in Evergreen Meadows, 8-9 acres. The district will proceed with standard practices and engage the HOA.

- Early Spring 2026 the district would like to reengage PDAC (Property Disposition Advisory Committee).

Financial Update – *Slide Presentation* *Presenter: Mark Strelow* Committee members and staff reviewed and discussed reports.

- Forecasted Revenue
    - 1st issuance: 100% of bond proceeds spent (net of retainage)
    - 2nd issuance: 100% of bond proceeds spent (net of retainage)
    - Capital: 95% of allocation spent (net retainage)
- Expenditures
    - Total Expenditures as of August 18, 2025 - $773,705,356
    - Total Encumbrances as of August 18, 2025 - $3,788,862
    - Charter Expenditures as of August 18, 2025 - $64,003,519 - Final (Included above)

The CIP update packet shows unallocated monies not assigned to specific projects. Amounts are 2018 CIP -$133,190 mini programs' unallocated funds 25-m $69,547 and 26-m $2,310,000 for a net total of $2,246,357.

Communications Update – *Presenter: Kimberly Mahugh*

- SE2 has completed their contract with the district. Remaining work will be completed by the communications department.

Next Meeting
Thursday, September 18, 2025
8:30-10:00 am | 809 Quail Street, Bldg. 4, Lakewood, CO 80215