

Citizens' Bond Oversight Committee (CBOC) Meeting Minutes Alum Rock Union Elementary School District

Measures I / S

December 2, 2025 5:00p.m. – 6:30p.m.

District Offices – BOARD ROOM

Attendance:

- Eric Wasinger, Senior Executive of Bonds, MOT
- Maria Martinez, Bonds Director
- Alejandra Basulto, Bonds Accountant
- Richard Marquez, Bonds Manager
- Teresa DeCelles, Assistant Superintendent, Business Services
- Patricia Tovar, Executive Assistant, Business Services
- Members: Brian Schmaedick, Yozgart Trejo, Tanika Rohadfox, Alison Cingolani, Delia Oseguera, and Tanya Freudenberger

Absence:

- Matt Karnes (Member)

Guest(s)/Public

- Samuel Santana, Attorney at Law, Dannis Woliver Kelley (DWK)

Eric Wasinger, Senior Executive of Bonds, MOT, called the meeting to order at 5:03 p.m.

WELCOME / APPROVE AGENDA/PUBLIC COMMENT/INTRODUCTIONS

Mr. Wasinger introduced himself with a brief background of his bond and construction experiences over 25 years. Followed with staff and committee members introductions:

Tanya Freudenberger – Senior Citizen Group
Alison Cingolani – Taxpayer's Organization
Yozgart Trejo – Student

Delia Oseguera – PTA/SSC/Parent
Tanika Rohadfox – Business Representative
Brian Schmaedick – Community-at-Large

No public was in attendance for public comment.

INFORMATION/DISCUSSION

OVERVIEW OF COMMITTEE

Samuel Santana, DWK, presented an overview of the Role and Duties of the Citizens' Bond Oversight Committee.

Measures background

Measure I passed in June 7, 2016 and authorized for \$139,999,671.

Measure S passed on November 8, 2022 and authorized for \$71.5 million.

The Board appointed both Measures I and S to consolidate on November 9, 2025; Resolution, Ballot Summary and Full Text Ballot Text with Project List comprise the full Measure.

Purposes of the CBOC

To inform the public concerning the expenditure of bond revenues; actively review and report on proper expenditure of taxpayers' money for school construction; and advise public regarding whether District has met California Constitutional requirements.

INFORMATION/DISCUSSION

OVERVIEW OF COMMITTEE (continued)

Permissible CBOC Activities

Committee may engage in the following activities: review annual, independent financial and performance audits performed by an independent consultant; inspect school facilities and grounds; review any deferred maintenance proposals and plans; review efforts by District to maximize revenues by implementing cost saving measures; produce at least one annual written report each year; and more.

Technical Assistance to CBOC

District's Board/Staff to provide technical and administrative assistance to committee. i.e Website information; assist with agenda preparation and posting including minutes; provide financial reports, submit independent financial and performance audits, no later than March 31 for prior fiscal year; and respond to findings, recommendations and concerns addressed in audits within 3 months.

Meeting Schedule

Committee should meet quarterly: receive fiscal and performance audits; the annual report to the Board in June; project/program updates at every meeting; and meetings must have a quorum (5 members in a 7- or 8-member committee) to be convened.

Operating vs. Capital Expenses

Bond funds may cover the following: District employee salaries to the extent employees are engaged in construction-related services for bond-funded projects; overseeing construction progress; performing overall project management; accounting that facilitates timely completion of the construction project; construction labor/materials costs; professional fees (i.e. architects, construction managers, attorneys); and other directly connected to real property acquisition and improvement projects.

Mr. Wasinger gave examples completed in the last 4 months, such as the parking lots one being at Ocala Middle School. Ms. Rohadfox asked who oversees the Bonds Department. Mr. Wasinger responded that the Board does. Ms. Rohadfox asked than who oversees the Board. The concern is because the bonds' monies do not match the district facilities. Ms. Cingolani asked if the Bylaws were updated. The Bylaws are the same. They were just combined and only format changes were update. Ms. Cingolani also requested to change order of agenda to have **Bond Project Updates BEFORE New Leaders Nomination**.

INFORMATION/DISCUSSION:

Bond Project Updates

Mr. Wasinger mentioned that he already provided a brief update. Member asked what's the process to request for a visit. Its best to email the chair and cc Eric Wasinger and Maria Martinez. The term for leaders is one year.

INFORMATION/DISCUSSION/ACTION

NEW LEADERS NOMINATION:

Chair / Vice Chair / Secretary

New leaders' nominations will be done at the February committee meeting.

INFORMATION/DISCUSSION

Review Updated Bylaws

The Bylaws are updated per the committee as needed.

INFORMATION/DISCUSSION/ACTION

Future Proposed Committee Meeting Dates (2026):

3/4/26, 6/3/26, 9/9/26, and 12/9/26

Staff and Committee approved the new meeting dates as follows: 2/4/26, 6/2/26, 9/8/26, and 12/8/26. The meeting location will also be changed effective 2/4/26 to 2888 Ocala Avenue, San Jose, CA 95148.

ADJOURNMENT

Mr. Wasinger adjourned the meeting at 6:30 p.m.