The Trustees for Adams State College convened a meeting on Friday, August 1, 2008 in Salida, CO at the Salida Steam Plant and Events Center.

I. The meeting was called to order at 10:01 a.m.

II. Roll Call

Board of Trustees

Chairman Tim Walters – Present
Vice Chair Lamm – Present
Trustee Bachicha – Present
Trustee Darricades – Present
Trustee Montoya – Present
Trustee Oreck – Excused

Trustee Rice – Present
Trustee Scoggin – Present
Trustee Valdez – Present
Faculty Trustee Armstrong – Present
Student Trustee – VACANT

ASC Staff, Students and Others

Stephanie Chichester – N. Slope Capital Advisors
Bruce Landis – Office of Institutional Development
Bill Mansheim – Finance and Administration
Michael Mumper – Provost’s Office

David Svaldi – Office of the President
James Trujillo – Office of the President
Erik van de Boogaard – Facilities Services
Nancy Wahl – Attorney General’s Office

III. Approval of Agenda

Chairman Walters called for a motion to approve the agenda as submitted. Trustee Bachicha moved the motion for approval. Trustee Montoya seconded. The motion passed unanimously.

IV. Public Comment

There was no public comment.

V. Meeting Business
A. Introductions

Members of the Board and those in attendance gave brief introductions.

B. General Action Items

1. **Approval of the May 9, 2008 Board of Trustees Regular Meeting Minutes**

   Chairman Walters called for a motion to approve the May 9, 2008 Board of Trustees regular meeting minutes as submitted. Trustee Montoya moved for approval. Trustee Valdez seconded. The motion passed unanimously.

2. **Approval of the June 13, 2008 Board of Trustee Special Meeting Minutes**

   Chairman Walters called for a motion to approve the June 13, 2008 Board of Trustees special meeting minutes as submitted. Trustee Bachicha moved for approval. Trustee Darricades seconded. The motion passed unanimously.

3. **Swearing in of New Trustee**

   Ann C. Rice of Greenwood Village, Colorado was sworn in as a new trustee for Adams State College to fill the vacancy occasioned by the resignation of Meyer M. Saltzman of Denver, Colorado. Trustee Rice’s term expires December 31, 2008.

4. **Election of Officers**

   Chairman Walters informed the Board that the election of officers, in accordance with the bylaws, occurs annually for the Chair, Vice Chairman and Secretary and asked for nominations to fill these roles.

   Chairman Walters called for nominations for the position of Chairman. Vice Chairman Lamm nominated Tim Walters to continue as Chairman of the Board. Trustee Darricades seconded. The motion passed unanimously.

   Chairman Walters called for nominations for the position of Vice Chairman. Trustee Darricades nominated Peggy Lamm to continue as Vice Chairman. Vice Chairman Lamm respectfully declined the nomination noting her term on the Board expires at the end of December 2008 and felt it prudent that someone should be elected to the position that will be able to complete the term.

   Vice Chairman Lamm nominated Ann Rice as Vice Chairman. Trustee Bachicha seconded. The motion passed unanimously.

5. **Bond Refinancing**

   Bill Mansheim, Vice President for Finance and Administration, and Ms. Stephanie Chichester, Principal and Founder of *North Slope Capital Advisors*, addressed the Board with regard to a request for approval of the refinancing of the institution’s Series 2004A auxiliary bonds. At the current lower rate of interest, refinancing would keep the debt service amount at roughly the
current amount and generate approximately $3 million for architectural and engineering work on a north campus master plan and new dorm/apartment complex adjoining the Rex Field, complete the library information commons, and to begin work on dormitory/apartment renovations. Interest rate “modes” and refinancing risks and benefits were also discussed.

Chairman Walters called for a motion to authorize the issuance of RFP’s for bond counsel and underwriter to refinance the Series 2004A bonds. Administration will present the Board with the financing alternatives generated by the selected underwriter for final financing determination. Trustee Scoggin moved the motion. Trustee Lamm seconded. The motion passed unanimously.

C. Executive Session – Chairman Walters called for a motion to convene in an executive session pursuant to §24-6-402(3)(b), C.R.S. for the purpose of discussing certain employment matters personal to particular employees and/or pursuant to §24-6-402(3)(a)(II), C.R.S. to meet with the Board’s attorney to discuss pending court action and/or to receive legal advice on specific legal questions. Trustee Montoya moved the motion. Trustee Bachicha seconded. The motion passed unanimously. Provost Mumper, Faculty Trustee Armstrong and Vice President Mansheim were invited to attend the session. The public was excused.

Open Session Reconvenes

Note: The meeting was recessed at 11:52 a.m. and reconvened at 1:32 p.m.

D. Personnel Action Item

1. President Svaldi Letter of Commitment

Chairman Walters called for a motion for the approval of the amended letter of commitment under which President Svaldi will reside in the Marvel House provided by Adams State College and be compensated at the rate of $185,000 per year. Trustee Montoya moved the motion. Trustee Lamm seconded. The motion passed unanimously.

VI. Information and Discussion Items

A. Various Facility Issues

1. Additional Capital Fee Projects & Process for Approval

Erick van de Boogaard, Associate VP for Facilities Planning, Design & Construction, distributed to Board members the Auxiliaries Program Plan, the Education and Social Sciences Building Program Plan, the Capital Construction Budget Request for FY 2009-10 for the Board’s examination to be voted on for approval at the next regular meeting of the Board. Additionally, Mr. van de Boogaard provided a 5-year Controlled Maintenance Priorities List and Controlled Maintenance and Capital Construction status sheet for Board perusal.
2. Plachy Hall Swimming Pool Issue

Bill Mansheim, Vice President of Finance and Administration, and Erik van de Boogaard, Associate VP for Facilities Planning, Design & Construction, addressed the current conditions of the Plachy Hall Swimming Pool. At present, the pool remains closed to the public and is empty of water. The overall condition of the pool and deck tile work is adequate, however the ceiling needs to be replaced and new area heating would be needed. Additionally, fire suppression systems and stand alone mechanical systems would also need to be installed as required by code. Estimated costs to bring the pool to a usable state would be approximately $2 million. The Board discussed at length the needs of the campus and the community with regard to keeping the pool open. It was decided that a meeting would be scheduled between ASC Trustees and Administration and Alamosa City leaders to further discuss options and a possible partnership to keep the pool open. The results of said meeting will be reported back to the Board at a future meeting.

3. Casa del Sol

Bill Mansheim, Vice President of Finance and Administration, and Erik van de Boogaard, Associate VP for Facilities Planning, Design & Construction, presented a bound Conditions Report, prepared by Abel Engineering Professionals, Inc., which outlines the existing condition of the eight-unit apartment building known as Casa del Sol located adjacent to the Marvel House. The conclusion of the inspection was that numerous and far-reaching challenges that currently exist in the structure would require significantly stripping the entire facility and rebuilding it from the inside out in order to bring the structure up to present day standards and codes. The estimated cost of renovation would be $613,730. In the opinion of the engineering firm, the extensive renovations necessary for this building would not be economically feasible.

Additionally, an update on the condition of the old radio station building and the old public safety building were briefly addressed. Due to the extensive renovations that would be necessary to bring these structures up to present day standards and codes, it is recommended that they be demolished.

4. Irrigation Controlled Maintenance Project

The Irrigation Controlled Maintenance Project was not discussed.

B. Domestic Partner Benefits

Nancy Wahl from the Attorney General’s Office informed the Board that the CHEIBA Trust Employee Benefit Plan for non-classified employees has agreed to open up insurance benefits to include domestic partnerships beginning January 2009.

C. Diversity as a goal: Direction from the Board

The Board discussed at length the issue of the lack of diversity among the leadership on the ASC campus including discussions regarding national searches, the “grow your own” concept and the hiring of the most qualified candidate regardless of ethnic background. President Svaldi suggested a method to address the diversity issue is to formalize a “Leadership Development Program” to help identify, develop, mentor and support leadership at all levels including diverse leadership.
D. Institutional Goals for the Next 2-5 Years

The Board discussed the institutions goals for the upcoming years including promoting Adams State College’s academic excellence by successfully preparing and completing the ’09 HLC Focused visit, renew and invigorate ASC’s commitment to Teacher Preparation, and determine feasibility of external accreditation for MBA programs; promote student success and financial position by improving Freshmen to Sophomore student persistence, continue to average 500 new first-time students each year, and to develop a successful fundraising plan for Richardson Hall Auditorium and the Luther Bean Museum to serve as a match for State Historic Funding and Federal Mineral Lease/COP funds within 2 years. The Board concurred and endorsed these objectives.

VII. Adjournment

Chairman Walters called for a motion to adjourn. Trustee Montoya moved the motion. Trustee Rice seconded. The motion passed. The meeting adjourned at 4:45 p.m.