



Arizona Language Preparatory

4645 E Marilyn Rd | Phoenix, AZ 85032 | O: (602)996-1595 | F: (602)344-9560 | www.azlanguageprep.com

Open Meeting

July 9, 2024

Joint Corporate and Governing Board of Directors Meeting

MINUTES (PRELIM)

1. Notice of Meeting
 - a. Pursuant to Arizona Revised Statutes (A.R.S.) § 38-431.02, notice is hereby given to the members of the Arizona Language Preparatory Board of Directors and to the general public that the Board will hold a public meeting, open to the public as specified below. The Board reserves the right to change the order of the items on the agenda, with the exception of public hearings set for a specific time.
 - b. **Location and time of meeting: Date and time of meeting will be 4:30 pm on July 15, 2024. Meeting will be held virtually. Members of the public and board are also able to join via telephone or online (instructions can be found on the website at <http://azlanguageprep.org/>).**
 - c. Call to public is only available for in-person attendants, and therefore will not be available during telephonic-only meetings. Each person will be limited to speak for 3 minutes at the maximum, and comments will be recorded in the minutes. The board cannot directly address the comments but will place them under consideration for possible discussion at a future meeting.
 - d. The Board of Directors reserves the right to move into executive session for legal advice with its attorneys, in person or by telephone, for any item listed on the agenda, pursuant to A.R.S. § 38-431.03(A)(3).
 - e. Pursuant to Arizona Revised Statutes (A.R.S.) § 38-431.02, the Arizona Language Preparatory Board of Directors hereby states that all notices and agendas of the meetings of the Arizona Language Preparatory Board of Directors and any of its committees and subcommittees will be posted at least 24 hours in advance on the school website <https://azlanguageprep.org/> (on the Board of Director's page), as well as on the bulletin board located outside of Arizona Language Preparatory, 4645 E Marilyn Rd, Phoenix AZ 85032. The bulletin board is always available for public viewing.
 - f. Additional documentation relating to public meeting agenda items may be obtained at least 24 hours in advance of the meeting by contacting Michele Hill at (602) 996-1595.
2. Call to Order: 4:06 pm
3. Roll Call
 - a. Board Members Present: Kellie Rosinski (KR, in person), Blake Mayes (BM, over phone), and Michael Gerity (MG, over phone)
 - b. Board Members Absent: Lindsay Chapman, Elvira Valenzuela
 - c. Non-Voting Officers Present: Michele Hill, Luyao Huang
 - d. Non-Voting Officers Absent: n/a
 - e. Members of the Public Present: two members of public including realtor and landlord for potential new property
4. Approval of agenda – KR motioned to approve the agenda as written, BM seconded; KR, BM, and MG all in favor
5. Consent Agenda (Items for Consideration, Authorization, Discussion, Direction, and Possible Approval)
 - a. Approval of board minutes from meetings June 3, 2024 and June 26, 2024 - deferred
 - b. Potential future property updates



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- i. ALP submitted a lease proposal and the landlord has provided a counteroffer; plan to discuss the counteroffer and to determine feasibility, with possible approval of a new counteroffer, and decision about next step(s)
 1. Discussed landlord's counteroffer for property located at 6140 E Thunderbird Rd. Scottsdale, AZ 85254 – landlord is open to a total lease amount for the property of \$20,000 / month for months 1-12 if tenant pays for all of the electricity for the space used; since ALP does not yet need the full property, the landlord is also willing to separately lease the preschool portion of the property to Hola Hello Ni Hao (HHNH) Preschool in the amount of \$5,000 / month to offset the cost to ALP (decreasing ALP's cost to \$15,000 month) if ALP would be willing to agree to the contingency of taking over the space if it were to become vacated or unpaid; expenses not included in the lease amount are electricity, internet (at a cost of \$250/month), and minor maintenance / repairs; included expenses would be landscaping, water/sewer/garbage, SW gas, fire monitoring including inspections (the annual inspection is already scheduled 7/12/24), security cameras, and use of the event hall as needed for events; landlord is also asking for \$22,500 for months 13-24 with renegotiation at that time based on the terms of the new loan with built-in protections for ALP; the deposit would be equal to one month of rent and could be paid over 6 months after an initial installment of \$5,000 at the time of lease signing
 - a. KR motioned to approve moving forward with the above terms, with the plan to continue working on a solution (with legal counsel) for how ALP and HHNH can share the property but remain completely separated both legally and financially, with goal to finalize lease details at next meeting; BM seconded; KR, BM, and MG all in favor
 - c. ALP Sixth Amendment to Lease with SCA
 - i. KR motioned to approve the Sixth Lease Amendment with SCA, which would effectively end the current lease on 8/31/24 (after which time it would go to month to month if needed), with the cost of the amendment incurring a cost of \$5,000 for legal fees to be paid to SCA at the time of signing (plan is to request use of security deposit to cover this expense, with the balance of the security deposit to be used toward the final lease payment); BM seconded; KR, BM, and MG all in favor
6. Announcement of future meeting: July 15th at 4 pm (to include review of the FY2025 proposed budget) and 4:30 pm (to include adoption of FY 2025 budget)
7. Meeting adjourned: 5:34 pm