



Golden Valley Charter Schools
Special Meeting of the Board of Trustees
6550 Filbert Ave.
Orangevale, CA 95662

May 21, 2025

Board Meeting Access Information

Date: Wednesday, May 21, 2025
Time: 5:00 p.m.
Primary Location: **Golden Valley Orchard, Room 3, 6550 Filbert Ave, Orangevale, CA 95662**

Remote Location: Golden Valley River School, Room 5, 9601 Lake Natoma Dr., Orangevale, CA 95662

Zoom Link: Topic: BOT Special Meeting 2025.05.21
Time: May 21, 2025 05:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/86505256141?pwd=wCzpteTHizDDAovMM9OSMbTwSfNG6l.1>

Meeting ID: 865 0525 6141

Passcode: 259321

One tap mobile

+16699009128,,86505256141#,,, *259321# US

Dial by your location

• +1 669 900 9128 US

Find your local number: <https://us02web.zoom.us/j/86505256141?pwd=wCzpteTHizDDAovMM9OSMbTwSfNG6l.1>

This meeting is being conducted in person and will also be available to the public via teleconference through the Zoom platform.

Members of the public who wish to comment during the Board meeting may do so in person at the primary meeting location, a remote meeting location, or use the “raise hand” tool on the Zoom platform. Members of the public may also email their comments to the Board at bot@gvcharter.org; emailed comments will be summarized by the board chair. Individual comments are limited to three (3) minutes. The Board will limit the total time for public comment to fifteen minutes. The Board reserves the right to mute or remove a participant from the meeting if the participant unreasonably disrupts the Board meeting.

Disability Accommodations. A person with a disability may contact the central office at (916) 597-1477, or email the board at bot@gvcharter.org at least 48 hours before the scheduled board meeting to request receipt of an agenda and other distributed writings in an appropriate alternative format or to request disability-related modifications or accommodations, including auxiliary aids or services, in order to participate in the public board meeting.



Golden Valley Charter Schools
Special Meeting of the Board of Trustees
6550 Filbert Ave.
Orangevale, CA 95662

May 21, 2025

Special Meeting Agenda

1. **Call to Order** – 5:00p.m. *(K. Gerski-Keller)*
2. **Roll Call** – 5:00 p.m.
Board Members: Katie Gerski-Keller, Ekaterina Khmelniker, Stephen Quadro, Meredith Willson.
3. **Board Member Exigencies and Remote Attendance** – 5:01 p.m. *(K. Gerski-Keller)*
Action: Shall the board approve any board members to participate in this board meeting from a remote location due to unexpected emergencies per AB 2449?
Information: Members must publicly disclose at the meeting before any action is taken, whether any other individuals 18 years of age or older are present in the room at the remote location with the member, and if so, the general nature of the member's relationship with any such individuals; and ensure their meeting participation using both visual and audio technology.
4. **Flag Salute/Quote/Moment of Silence** – 5:05 p.m. *(C. Buckley)*
5. **Public Comment** – 5:06 p.m.
This portion of the meeting is set aside for members of the audience to make public comments or raise issues that are not specifically on the agenda or for those that are on the agenda in areas of Board jurisdiction. These presentations are limited to three (3) minutes and the total time allotted to non-agenda items will not exceed fifteen (15) minutes.
6. **Prop 39 Revised Offer Letter 2025-26** – 5:21 p.m. *(C. Buckley)*
Action: Shall the Board approve the offer of facilities from SJUSD according to Prop. 39?
7. **Voting of a Community Member to the Board of Trustees** – 5:26 p.m. *(K. Gerski-Keller)*
Action: Shall the Board appoint a community member to the Board of Trustees?
8. **Voting of Members to the Conflict Resolution Committee** – 5:31 p.m. *(K. Gerski-Keller)*
Action: Shall the Board approve members of the conflict resolution committee?
9. **Closed Session: Public Employee Performance Evaluation (continued)** – 5:36 p.m. *(K. Gerski-Keller)*
Discussion: The board will go into closed session to discuss the annual review of the Executive Director of Golden Valley Charter Schools pursuant to § 54957.
10. **Recitation of the Motto of the Social Ethic** – 6:36 p.m.
The healing social life is found
When in the mirror of each human soul
The whole community finds its reflection,
And when, in the community,
The virtue of each one is living.
11. **Adjournment of the meeting** – 6:37 p.m. *(K. Gerski-Keller)*



Melissa Bassanelli
Superintendent of Schools

Frank Camarda
Chief Operations Officer

DATE: May 19, 2025

TO: Caleb Buckley, EdD, Executive Director
Golden Valley Charter Schools
1000 River Rock Drive, Ste. 220
Folsom, CA 95630
cbuckley@goldenvallycharter.org

FROM: Frank Camarda, Chief Operations Officer, San Juan USD

RE: **Revised** Offer, Proposition 39 Offer of Facilities 2025-26 School Year

Dear Mr. Buckley:

The San Juan Unified School District is providing this preliminary offer of facilities as required by Title 5, section 11969.9(d) of the California Code of Regulations. This offer is based upon the enrollment projections provided by the Charter School in its request for facilities dated January 22, 2025. The specific facilities location and description contained in the attachments are reasonably equivalent to similar school grade configurations and facilities which were utilized by the Parties when initially identifying the location of the charter school.

Your charter's request for Proposition 39 facilities letter dated January 22, 2025, identified the following projected 2025-2026 ADA at the following charter requested sites (Filbert and Palisades): **400** K-8 in-district students, and **199** K-8 out of district students.

Based on these ADA projections, the 2025-26 facilities costs are calculated to be:

Filbert (Orchard) Campus Total: \$ 341,481.00
Palisades (River) Campus Total: \$ 351,568.00
Combined Campuses Total: \$ 693,049.00

The above facilities' costs are exclusive of utility costs. With the exception of the proposed facility costs, 2025-26 lease terms and conditions will remain consistent with the 2021-26 lease terms and conditions. In compliance with California Code of Regulations, Title 5, Section 11969.9(g), on or before March 1, 2025, the Charter School must respond to the District's preliminary offer expressing any concerns, addressing differences between this preliminary offer and the Charter School's facilities request and/or making counter proposals.

In its Final Statement of Reasons, the California Department of Education clarified that the purpose of this requirement is to encourage discussion and negotiation between the parties before a formal offer is prepared. (Cal. Dept. of Ed., Final Statement of Reasons re: Implementing Regulations, p. 12.) Negotiations between the Charter School and the District must occur prior to the District's issuance of a Final Notification of Space pursuant California Code of Regulations, Title 5, Section 11969.9(h). The California Department of Education explicitly stated that the Charter School's May 1 written response to a Final Notification of Space must accept or reject the formal offer in its entirety. The intent is for formal negotiations to occur

ADDRESS

3738 Walnut Avenue
Carmichael, CA 95608

PHONE

(916) 971-5740

WEBSITE

www.sanjuan.edu

before the final formal offer is provided, not after. (Id. at p. 13.) To comply with the implementing regulations, the Charter School must provide a meaningful counterproposal by March 1, 2025. Consequently, the Charter School should review all the facilities proposed herein, and in its March 1, 2025, response state whether the Charter School intends to occupy the total number of classrooms proposed.

The District will prepare a Final Notification of Space pursuant California Code of Regulations, Title 5, Section 11969.9(h) to meet the Charter School's direct needs as stated in the Charter School's March 1, 2025, counterproposal and in full compliance with Education Code section 47614 and the Implementing Regulations. In accordance with California Code of Regulations, Title 5, Section 11969.9(h). The California Department of Education explicitly stated that the Charter School's May 1st written response to a Final Notification of Space must accept or reject the formal offer in its entirety. The intent is for formal negotiations to occur before the final formal offer is provided, not after. (Id. at p. 13.) To comply with the Implementing Regulations, the Charter School must provide a meaningful counterproposal by March 1, 2025. Consequently, the Charter School should review all the facilities proposed herein, and in its March 1, 2025, response state whether the Charter School intends to occupy the total number of classrooms proposed.

The District will prepare a Final Notification of Space pursuant California Code of Regulations, Title 5, Section 11969.9(h) to meet the Charter School's direct needs as stated in the Charter School's March 1, 2025, counterproposal and in full compliance with Education Code section 47614 and the Implementing Regulations. In accordance with California Code of Regulations, Title 5, Section 11969.9(i) and the intent expressed by the California Department of Education, the Charter School will only be permitted to accept or deny the entirety of space offered in its Final Notification of Space. The Charter School may not partially accept some of the space offered and reject other space offered, and it will be obligated to pay the entirety of the pro-rata share identified in the Final Notification of Space should it accept the offered space.

I look forward to working with you to finalize your request for facilities.

Sincerely,



Frank Camarda,
Chief Operations Officer
San Juan Unified School District

Attachments:

- A: Cost Calculations
- B: 2025-26 Facility Costs
- C: In-District ADA Projections
- D: 2025-26 Space Assignments

EXHIBIT A

San Juan Unified School District
Leased Facilities
2025-2026 Cost Calculations

Charter: Golden Valley Charter

Facility: Filbert (Orangevale)

Proposition 39 Space Allocation Calculation

In-District ADA Projections per Gold Valley Letter dated: 1/22/2025

Classrooms Required to Meet ADA Identified in Request for Facilities Letter:

Loading is based on 24.2 students per room as defined by comparable schools and ADA adjusted

Sq. Ft. Assigned to Meet Request for Facilities Letter: 15,417

Prop. 39 Annual Space Fee Per Sq. Ft.: \$ 10.20

Prop. 39 Annual Space Fee: \$ 157,318.00

"Market Rate" Space Allocation Calculation

Market Rate Sq. Ft. Assigned to Meet Request for Facilities Letter: 9,449

Market Rate Space Annual Fee Per Sq. Ft.: \$ 19.49

Market Rate Space Annual Fee: \$ 184,163.00

Annual Fee \$ 341,481.00

Monthly Fee (rounded to nearest dollar) \$ 28,457.00

EXHIBIT A

San Juan Unified School District
Leased Facilities
2025-2026 Cost Calculations

Charter: Golden Valley Charter
Facility: Palisades (River)

Proposition 39 Space Allocation Calculation

In-District ADA Projections per Gold Valley Letter dated: 1/22/2025

Classrooms Required to Meet ADA Identified in Request for Facilities Letter:
Loading is based on 23.8 students per room as defined by comparable schools and ADA adjusted

Sq. Ft. Assigned to Meet Request for Facilities Letter: 16,562

Prop. 39 Annual Space Fee Per Sq. Ft.: \$ 10.20

Prop. 39 Annual Space Fee: \$ 169,007.00

"Market Rate" Space Allocation Calculation

Market Rate Sq. Ft. Assigned to Meet Request for Facilities Letter: 8,404

Market Rate Space Annual Fee Per Sq. Ft. \$ 21.72

Market Rate Space Annual Fee: \$ 182,561.00

Annual Fee \$ 351,568.00

Monthly Fee (rounded to nearest dollar) \$ 29,297.00

2025-26 Facility Costs				
District-wide square footage ²		4,571,612		
Prop 39 square foot fees:				
Function		23/24 Actuals	24/25 1st Interim	Difference
82XX	Unrestricted Maintenance & Operations ³	\$ 2,212,257	\$ 2,949,645	\$ 737,388
	Deferred Maintenance TF LCFF SACS	\$ 2,000,000	\$ 2,000,000	\$ -
	Unrestricted Contribution to RRMA ⁴	\$ 15,110,392	\$ 19,427,925	\$ 4,317,533
85XX	Facilities Acquisition & Construction			
87XX	Facilities Rents & Leases	\$ 4,000	\$ 9,109	\$ 5,109
91XX	Facilities related Debt services ⁶			\$ -
93XX	Facilities Related Interfund transfers	\$ 60,000	\$ -	\$ (60,000)
	Unrestricted GF Maint Expenses	\$ 66,941	\$ -	\$ (66,941)
	Custodial Expenses ⁵	\$ 19,927,221	\$ 22,263,091	\$ 2,335,870
	Unrestricted GF Utility Costs			
				\$ -
Total Facility Contribution & Costs		\$ 39,380,811	\$ 46,649,770	\$ 7,268,959
				\$ -
Expense per Sq. Ft. for Prop 39 Fees		\$ 9.19	\$ 10.20	\$ 1.01
Market Rate Info.				
Facility maintenance fee:				
Total Maintenance & Operations Budget		\$ 24,386,679		
Facility maintenance per sq ft		\$ 5.34		
Facility maintenance fee/district-wide square footage				
Custodial fee:				
Total custodial budget (922x, 9674 goals)		\$ 22,263,091		
Excludes objects 5748/5798,				
Custodial fee per sq ft.		\$ 4.87		
Custodial Fee/district-wide square footage				
Facility Rental Fee:				
Extended Market Rate: \$.96 per sq. ft. per month (x12)		\$ 11.52		

² Square footage from Nic Arps in Construction Dept. as of December, 2025

³ Excludes custodial goals of 9220,

⁴ DM contribution moved from RRMA

⁵ Only custodial goals of 9220, in RS8150 & RS0000

⁶ 91xx is not included ~ these are bus leases and does not apply

CC: Melissa Bassanelli
Kristi Blandford
Frank Camarda
Cherie Chenoweth

In-District ADA Projections per GVC Letter dated:				1/22/2025
2025-2026 Projections - Filbert				
		In-Dist ADA	Out-Dist ADA	Total ADA
	TK	14.00	8.00	22.00
	K	14.00	8.00	22.00
	1	22.00	12.00	34.00
	2	21.00	18.00	39.00
	3	27.00	18.00	45.00
	4	20.00	5.00	25.00
	5	21.00	7.00	28.00
	6	22.00	7.00	29.00
	7	20.00	8.00	28.00
	8	16.00	5.00	21.00
	Total	197.00	96.00	293.00
	TK-3	84.00	56.00	140.00
	4-8	99.00	32.00	131.00
	Total	183.00	88.00	271.00
	Percent	In	Out	
		67%	33%	

In-District ADA Projections per GVC Letter dated:				1/22/2025
2025-2026 Projections - Palisades				
		In-Dist ADA	Out-Dist ADA	Total ADA
	TK	27.00	-	27.00
	K	21.00	6.00	27.00
	1	30.00	14.00	44.00
	2	20.00	13.00	33.00
	3	17.00	15.00	32.00
	4	22.00	10.00	32.00
	5	23.00	9.00	32.00
	6	18.00	12.00	30.00
	7	13.00	14.00	27.00
	8	12.00	10.00	22.00
	Total	203.00	103.00	306.00
	TK-3	94.00	42.00	136.00
	4-8	88.00	55.00	143.00
	Total	182.00	97.00	279.00
	Percent	In	Out	
		66%	34%	

EXHIBIT B

San Juan Unified School District
Leased Facilities
2025-2026 Space Assignment

Site: **Orangevale/Filbert** In-District 62%
Market 38%

Room	Area (Ext.)	Design	In Use	Prop 39	"Market"
1	1,005	Classroom	Yes	623	382
2	739	Classroom	Yes	458	281
3	699	Classroom	Yes	433	266
3A	659	Classroom	Yes	409	250
4	964	Used as storage RM	shared	299	183
5	1,629	Classroom	Yes	1,010	619
6	953	Classroom	Yes	591	362
7	953	Classroom	Yes	591	362
8	953	Classroom	Yes	591	362
9	962	Classroom	Yes	596	366
10	954	Classroom	Yes	591	363
11	953	Classroom	Yes	591	362
12	957	Classroom	Yes	593	364
K	1,486	Classroom	Yes	921	565
14	974	Classroom	Yes	604	370
15	967	Classroom	Yes	600	367
16	978	Classroom	Yes	606	372
18	960	Used as storage RM	shared	298	182
19	960	Used as storage RM	shared	298	182
Restroom 5-MP	278	Restroom	No		
Storage 1-3	440	Storage	Yes	273	167
Hall Way	1,317	hall way	Yes	817	500
Restrooms	229	Student RR	Yes	142	87
Restrooms	233	Student RR	Yes	144	89
Boys RR	465	Student RR	Yes	288	177
Girls RR	408	Student RR	Yes	253	155
MP Room	3,526	MP Room	Yes	2,186	1,340
Kitchen (storage)	555	Kitchen and Storage	no		
Office/Princ./RR	675	Office	Yes	419	257
Staff Room/RR	310	Staff	Yes	192.20	118
TOTAL	27,141			15,417	9,449

Shared Space is prorated at 73% in-district and 27% out of district

Total Prop. 39 Sq. Ft. 15,417
Total Market Rate Sq. Ft. 9,449

EXHIBIT C

San Juan Unified School District
Leased Facilities
2025-2026 Space Assignment

Charter:	Golden Valley Charter	In-District	66%
Site:	Palisades	Market	34%

Room	Area (Ext.)	Design	In Use	Prop 39	Market	CHECK	Balance
1	979	Classroom	Yes	649	330	979	-
2	971	Classroom	Yes	644	327	971	-
3	971	Classroom	Yes	644	327	971	-
4	1,313	Portable Classroom	Yes	871	442	1,313	-
Boys RR 1-4 Wing	234	Student RR	Yes	155	79	234	-
Girls RR 1-4 Wing	222	Student RR	Yes	147	75	222	-
Storage 1-4 Wing	144	Storage	Yes	96	48	144	-
Custodial 1-4 wing	38	Custodian	Yes	25	13	38	-
5	971	Classroom	Yes	644	327	971	-
6	971	Classroom	Yes	644	327	971	-
7	971	Classroom	Yes	644	327	971	-
8	971	Classroom	Yes	644	327	971	-
9	971	Classroom	Yes	644	327	971	-
Electrical 5-9 Wing	191	Electrical	Yes	127	64	191	-
Workroom	299		Yes	198	101	299	-
Storage 5-9 Wing	191	Storage	Yes	127	64	191	-
Custodial 5-9 wing	40		Yes	27	13	40	-
RR 5-9 Wing	259	RR	Yes	172	87	259	-
10	971	Classroom	Yes	644	327	971	-
11	971	Classroom	Yes	644	327	971	-
12	971	Classroom	Yes	644	327	971	-
13	971	Classroom	Yes	644	327	971	-
14	971	Classroom	Yes	644	327	971	-
Storage 10-14 Wing	224	Storage	Yes	149	75	224	-
Mechanical	224		Yes	149	75	224	-
Custodial 10-14 wing	38	Custodian	Yes	25	13	38	-
Boys RR 10-14 Wing	221	Student RR	Yes	147	74	221	-
Girls RR 10-14 Wing	235	Student RR	Yes	156	79	235	-
15	1,399	Classroom	Yes	928	471	1,399	-
Storage Rm 15	92	Storage	Yes	61	31	92	-
Library RR	100	RR	Yes	66	34	100	-
Library	1,456	Library	Yes	966	490	1,456	-
MP Room	2,913	MP Room w stage	Yes	1,932	981	2,913	-
Office	1,088	Office	Yes	722	366	1,088	-
Restroom	28	Staff	Yes	19	9	28	-
Staff Room	349	Staff	Yes	232	117	349	-
Mechanical	49		Yes	33	16	49	-
Kitchen	925	incl freezer & storage	Yes	614	311	925	-
Kitchen Restroom	63	Staff	Yes	42	21	63	-
TOTAL	24,966		-	16,562	8,404	24,966	

Total Prop. 39 Sq. Ft.	16,562
Total Market Rate Sq. Ft.	8,404

May 21, 2025

Board of Trustees

Golden Valley Charter Management Organization

Dear Trustees,

I am writing to express my sincere interest in being nominated once again to serve as a Board Member for Golden Valley Charter Management Organization. Having had the privilege of serving previously as Chair of the Board of Trustees from 2018 to 2023, I bring a deep commitment to governance excellence, policy leadership, and collaborative decision-making that is rooted in both my professional background and my passion for public service.

My tenure on the Board was marked by a clear focus on strategic planning, financial oversight, and policy compliance. I participated in the development of the organization's 2022–2030 Strategic Plan, served multiple years on the Executive Director review committee, and served on the Finance Committee for four years where I reviewed complex charter school budgets and audits. As the Board Chair I managed Board communications and championed best practices in governance and confidentiality.

Professionally, my work as a Legislative and Regulatory Analyst for the State of California further underscores my qualifications. I routinely analyze legislation, develop regulatory packages, and engage stakeholders to advance policy initiatives, skills that are critical to any governance role. My legislative experience, dating back to my time with the California State Assembly, complements this foundation by offering a robust understanding of state policy dynamics and stakeholder engagement.

I am proud of the meaningful impact I've made through collaborative leadership, and I am eager to continue contributing to the Board with integrity, vision, and accountability. I would be honored to bring my experience, dedication, and institutional knowledge back to the Board.

Thank you for your time and consideration. I welcome the opportunity to further discuss how I can continue to support the mission and goals of the organization.

Warm regards,

Jennifer Huetter