

APPROVED

# Vista Real Charter High School

## Minutes

### Regular Board Meeting

Operated by Vista Real Public Charter, Inc., A California Non-Profit Public Benefit Corporation

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#### Date and Time

Monday July 7, 2025 at 3:00 PM

#### Location

**Meeting Location:** 106 North 8th Street, Santa Paula, CA 93060

#### Microsoft Teams

[Join the meeting now](#)

Meeting ID: 241 302 860 643 0

Passcode: Y7yi9qV2

#### Dial in by phone

[+1 657-207-0015,,150796158#](#)

Phone conference ID: 150 796 158#

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#### MEETING LOGISTICS

The public is encouraged to participate in the meeting in person, or by dialing the conference line or clicking the weblink listed on the posted agenda. The public may submit written comments to the Board by emailing [publiccomments@vrchs.org](mailto:publiccomments@vrchs.org). The public may also provide comments during the "Public Comment" section of the meeting agenda.

#### REASONABLE ACCOMMODATION WILL BE PROVIDED FOR ANY INDIVIDUAL WITH A DISABILITY

Please see the "Accommodations" notice below.

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#### Directors Present

Ernie Villegas, Gary Cushing, Randell Lawrence, Victoria Hancock

#### Directors Absent

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None

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## I. Opening Items

### A. Call the Meeting to Order

Board President Lawrence read aloud the notices regarding meeting logistics and accommodations.

Randell Lawrence called a meeting of the board of directors of Vista Real Charter High School to order on Monday Jul 7, 2025 at 3:00 PM.

### B. Roll Call and Establishment of Quorum

Board President Lawrence performed a board member roll call, and a quorum was established.

Board President Lawrence then introduced Jillian Rojas, who performed a roll call of the learning center locations that joined the meeting via a two-way teleconference line.

### C. Pledge of Allegiance

Board Secretary Hancock led the pledge of allegiance.

### D. Staff Introductions

Corrine Manley, CEO and Area Superintendent  
Shellie Hanes, Superintendent  
Darin Bower, COO  
Bill Thompson, Legal Counsel  
Tres Simi, Senior V.P. of Facilities and Operations

### E. Approve Agenda for the July 7, 2025, Regular Public Meeting of the Board of Directors

Gary Cushing made a motion to approve Agenda for the July 7, 2025, Regular Public Meeting of the Board of Directors.

Victoria Hancock seconded the motion.

The board **VOTED** to approve the motion.

#### Roll Call

Randell Lawrence Aye  
Victoria Hancock Aye  
Gary Cushing Aye  
Ernie Villegas Aye

## II. Public Comment

### A.

## Public Comment

Board President Lawrence read the following announcement for members of the public:

At this time, members of the public may address the Board on any item within the subject matter jurisdiction of the Board, whether or not the item is on the agenda. The time allotted per presentation will not exceed three (3) minutes, unless a member of the public utilizes a translator, in which case the time allotted will not exceed six (6) minutes. In accordance with the Brown Act, no action may occur at this time, but it is the Board's prerogative to hold a brief discussion, provide information to the public, provide direction to staff, or schedule the matter for a future meeting.

Board President Lawrence asked if there were any members of the public who wished to offer public comment. There were no members of the public who offered public comment or submitted written comment.

## III. Action Items

### **A. The Board will be asked to accept the resignation from esteemed board member Marybeth Jacobsen from the Board of Directors of Vista Real Public Charter, Inc. effective July 2, 2025**

Board President Lawrence announced the resignation of Board Member Jacobsen. He thanked her for her service and valuable contributions to the entire Vista Real community.

Ernie Villegas made a motion to accept the resignation from esteemed board member Marybeth Jacobsen from the Board of Directors of Vista Real Public Charter, Inc. effective July 2, 2025.

Victoria Hancock seconded the motion.

The board **VOTED** to approve the motion.

#### **Roll Call**

Randell Lawrence Aye

Victoria Hancock Aye

Ernie Villegas Aye

Gary Cushing Aye

### **B. The Board will be asked to approve, and enter into a contract with, a contractor for the construction of the 276 County Square Drive, Ventura, CA 93003 location, formerly known as 725 S. Victoria Avenue, Ventura, CA 93003**

Tres Simi greeted the board and informed the board that the three bids had been diligently reviewed. He then introduced Duke Engineering, who reviewed the bidding process for the construction of the 276 County Square Drive project, which included the initial bid release, RFI process, initial response, contractor questions, the rebid process, and the final bid review.

Duke Engineering then discussed the base bid results from the three companies, including performance bonds, builder's risks, and contingency amounts. There was also a discussion about additional alternatives, including a metal roof, EV chargers, lift options, solar panels, and security. Lastly, Duke Engineering presented the final results, scoring criteria for the overall cost, bid confidence, bid alternatives, and familiarity/qualifications.

Following Duke Engineering's presentation and board discussions, the board agreed to engage K6 Construction, located at 4433 East Copper Ave., Clovis, CA 93619, for the construction of the 276 County Square Drive, Ventura, CA 93003 project, formerly known as 725 S. Victoria Avenue, Ventura, CA 93003.

The board agreed to a total contract amount of \$4,153,677.50, to be funded from the allocated facilities capital improvement budget and the contract to be executed by the Chief Executive Officer and countersigned by the Chief Financial Officer.

The Board further agreed to \$1,038,419.38 contingency for unforeseen issues.

Gary Cushing made a motion to approve and enter into a contract with a contractor, as detailed above, for the construction of the 276 County Square Drive, Ventura, CA 93003 location, formerly known as 725 S. Victoria Avenue, Ventura, CA 93003.

Victoria Hancock seconded the motion.

The board **VOTED** to approve the motion.

**Roll Call**

Ernie Villegas     Aye

Randell Lawrence Aye

Victoria Hancock Aye

Gary Cushing     Aye

**IV. Additional Corporate Officers and Board Members' Observations and Comments**

**A. Observations and Comments**

Board President Lawrence thanked Duke Engineering for their detailed spreadsheet and presentation.

**V. Closed Session**

**A. Adjourn open public Board meeting to go into closed session**

CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION

(Government Code section 54956.9(d)(2).): (1 matter)

Victoria Hancock made a motion to adjourn open public Board meeting to go into closed session.

Ernie Villegas seconded the motion.

The board **VOTED** to approve the motion.

**Roll Call**

Gary Cushing Aye  
Randell Lawrence Aye  
Victoria Hancock Aye  
Ernie Villegas Aye

**B. Adjourn closed session and reconvene to open public Board meeting**

Ernie Villegas made a motion to adjourn closed session and reconvene to open public Board meeting.

Gary Cushing seconded the motion.

The board **VOTED** to approve the motion.

**Roll Call**

Ernie Villegas Aye  
Gary Cushing Aye  
Victoria Hancock Aye  
Randell Lawrence Aye

**C. Report of action taken or recommendations made in closed session, if any**

Board President Lawrence stated no action was taken in closed session for:

CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION  
(Government Code section 54956.9(d)(2).): (1 matter)

**VI. Closing Items**

**A. Next Regular Board Meeting Date: September 2, 2025, 3:00pm**

**B. Adjourn Meeting**

Victoria Hancock made a motion to adjourn the meeting.

Gary Cushing seconded the motion.

The board **VOTED** to approve the motion.

**Roll Call**

Ernie Villegas Aye  
Gary Cushing Aye  
Victoria Hancock Aye  
Randell Lawrence Aye

There being no further business to be transacted, and upon motion duly made, seconded and approved, the meeting was adjourned at 3:52 PM.

Respectfully Submitted,  
Victoria Hancock

**Accommodations.** All meetings of the Board of Directors are held in compliance with the Americans with Disabilities Act of 1990. Requests for disability-related modifications or accommodations, or translation services, in order to enable all individuals to participate in the Charter School's open and public meetings shall be made by contacting Soliman Villapando at (661) 272-1225 at least twenty four (24) hours before the scheduled meeting.

**Non-Discrimination.** The Charter School prohibits discrimination, harassment, intimidation, and bullying based on the actual or perceived characteristics of disability, gender, gender identity, gender expression, nationality, national origin, ancestry, race or ethnicity, color, religion, sex, sexual orientation, immigration status, potential or actual parental, family or marital status, age, or association with an individual who has any of the aforementioned characteristics, or any other basis protected by federal, state or local law.

**Public Documents.** To request documents provided to a majority of the governing board regarding an open session item on this agenda, please send an email request to [publiccomments@vrchs.org](mailto:publiccomments@vrchs.org). Documents are also available for public inspection at the Meeting Location noted on this agenda.