



CITIZENS' BOND OVERSIGHT COMMITTEE (CBOC)

MEETING MINUTES

Wednesday, January 28, 2026

Tour: 5:30 p.m.

Meeting: 6:00 p.m.

Silver Creek High School (Room K105)

3434 Silver Creek Rd

San Jose, CA 95121

The following were in attendance:

CBOC

Kaushik Joglekar (arrived at 6:47)

James (Jim) Knittle

Rajani Nair

Joanne Owen (Alt #1) (voted in place of Carol)

Khoa (Paul) Pham (Chair)

Christopher Roberts

Barry Schimmel

Patrick Traynor (Vice Chair)

Sangeetha Vijendiran (Alt #2)

ESUHSD

Tom Huynh

Kelly Kwong

Julio Lucas

Cathy Nguyen

Nhu Nguyen

Sandy Nguyen

Moises Soto

Shelby Tran

Board of Trustees

Van Le

Guest(s)/Community Member(s)

Alex Morrison (Gilbane Company)

Michael D. Ash, Auditor (Christy White)

CBOC Member(s) Not Present

Carol Pefley

1. CALL TO ORDER/ROLL CALL

1.01 Call to Order/Roll Call

Roll call was taken at 6:00 p.m. by Chair Paul Pham. Due to the absence of committee member Carol Pefley, alternate member Joanne Owen was authorized to vote as needed. Quorum was established.

The Chair briefly introduced district staff and guests in attendance to the committee.

2. PUBLIC COMMENT

2.01 Public Comment

No public comments.



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3. APPROVAL OF MINUTES OF PREVIOUS MEETING

3.01 Action to Approve the Meeting Minutes of the October 15, 2025, Meeting

Motion to approve the October 15, 2025, Meeting Minutes was made by Christopher Roberts and seconded by Jim Knittle. Motion was carried (7–0). Aye.

Kaushik Joglekar was not present at the time of voting.

The Chair proposed moving Item 5.01 (Auditor's Report) up on the agenda to accommodate the auditor's presence. A motion to approve the agenda change was made by Barry Schimmel and seconded by Christopher Roberts. The motion passed unanimously.

* REPORTS

5.01 Presentation of the Five (5) Bond Audit Reports – Michael D. Ash, Auditor

The committee received a presentation from Michael Ash, Partner with Chrity White, regarding the June 30, 2025 bond financial and performance audits.

Michael Ash reported that the financial audit resulted in an unmodified (clean) opinion, with no material weaknesses, significant deficiencies, or audit findings. The performance audit confirmed that sampled expenditures were allowable under the applicable ballot language and facilities and technology plans.

Member Patrick Traynor raised a concern regarding the wording in the auditor's cover letter under "Restrictions on Use", stating that it appeared inconsistent with Education Code Section 15286. At his request, the following statutory language is recorded in the minutes:

"The required annual independent financial and performance audits for the preceding year shall be submitted to the citizens' oversight committee established pursuant to Section 15278 at the same time they are submitted of the school district or community college district and no later than March 31."

Patrick Traynor requested that the auditors review the language to ensure conformance with the law. Michael Ash explained that the wording was standard auditor communication language intended to protect specific correspondence and not to restrict the distribution of the audit report, which is a public document. He agreed to review the matter further.

Member Rajani Nair asked how the District's audit results compared with those of other districts. Michael Ash responded that having no findings and managing five active bond measures compared favorably.



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Member Barry Schimmel asked whether a prior year audit finding had been corrected. Michael Ash confirmed that corrective actions had been implemented.

4. UPDATED ITEM(S) FROM CBOC CHAIR

4.01 Recruitment Announcement and Planning

The Chair announced that the CBOC recruitment announcement will be published on January 30, 2026, and encouraged members to share the announcement with potential applicants.

Members with terms ending June 30, 2026 were asked to confirm whether they wish to renew, after which staff will provide renewal applications. Members eligible for renewal include the Chair (Bonafide Taxpayer Association), Joanne Owen (alternate #1), and Sangeetha Vijendirant (alternate #2).

Members Christopher Roberts (Parent Active in School Site Council) and Patrick Traynor (Senior Citizen Organization) will term out following the April 2026 meeting, creating vacancies to be filled through the upcoming recruitment.

To maintain Proposition 39 membership requirements, renewing members who qualify for the Parent Active in School Site Council or Senior Citizen Organization categories were asked to notify staff and indicate eligibility on their renewal application.

4.02 Solicitation of two (2) CBOC volunteers to represent the CBOC in the Selection Committee and assist with the recruitment process

The Chair announced the formation of a Selection Subcommittee to represent the CBOC in the member selection and recruitment process, in coordination with two board members. The anticipated timeframe for the recruitment/selection process is March-April 2026, with meetings expected to occur prior to June 30, 2026.

Barry Schimmel and Christopher Roberts volunteered to serve on the subcommittee.

5. REPORTS

5.01 Presentation of the Five (5) Bond Audit Reports – Michael D. Ash, Auditor

This item was moved ahead of Item 4.01 at the Chair's request and was approved unanimously by the committee.

* See above



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5.02 Presentation on the Capital Construction Project Updates – Julio Lucas, Senior Manager of the Bond Program

- **Swimming Pool Modernization (AH, EV, OG)**

Schedule: **Summer 2028** – Total Budget: \$24,200,000 (Contractor Cost: TBD)

Area: 3 pools – Construction Team: Gilbane (CM), TBD (DBE)

Funding Sources: Measure Z

Julio Lucas provided updates on the three swimming pool modernization projects at Andrew Hill, Evergreen Valley, and Oak Grove High Schools, noting that each site presents unique constraints due to differences in age and design. A primary objective of the projects is to consolidate multiple pools into a single body of water to improve sustainability, reduce mechanical complexity, and lower long-term operating costs. Additional improvements included increased deck space, enhanced perimeter fencing, upgraded mechanical systems, and increased usable swim lanes to support physical education, athletics, and adaptive physical education programs.

During the presentation, Barry Schimmel commented on the benefits of consolidating multiple pools into a single body of water, including reduced equipment, fewer points of failure, and improved energy efficiency, which may help lower long-term operating costs. Joanne Owen asked about pool heating and the use of pool covers during winter months, and Rajani Nair asked whether the pools would utilize gas or electric systems, raised questions about sustainability options such as solar heating, and suggested the use of dark-colored pool covers to improve heat retention. Julio Lucas responded that the pools will be heated using natural gas systems, that solar options were evaluated but present long payback and maintenance challenges, and that all pools will include covers. He emphasized that energy efficiency, operational sustainability, student safety, and support of physical education and aquatic athletics are key considerations in the pool modernization designs.

Member Kaushik Joglekar joined the meeting at 6:47 p.m.

- **Districtwide Fencing**

Schedule: **Summer 2026** (progressive completion) – Total Budget: \$17,500,000 (Contractor Cost: TBD)

Area: As needed – Construction Team: Gilbane (CM), Lloyd Consulting Group, Inc. (Architect)

Funding Sources: Measures E, I, and Z

Julio Lucas presented an overview of the districtwide perimeter fencing project, explaining that the presentation illustrated campus layouts and targeted fencing areas rather than construction renderings. He stated that the District's goal is to improve perimeter control and campus safety,



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including clearer campus boundaries and, where feasible, a single point of entry, while supplementing existing fencing rather than replacing all fencing campuswide. Examples were shown for Independence, Silver Creek, and Santa Teresa High Schools, with fencing improvements focused on areas adjacent to parks, athletic facilities, and campus perimeters.

Barry Schimmel asked about the fencing material and commented that the fencing installed at Andrew Hill High School is visually appealing. Julio Lucas explained that the fencing will generally consist of steel picket (wrought-iron-style) fencing, with selective replacement of existing chain-link fencing based on site conditions. Rajani Nair asked whether the estimated cost indicated on the presentation applied only to the three schools presented. Julio Lucas clarified that the funding covers all comprehensive high schools, as well as districtwide continuation and alternative education sites. Patrick Traynor asked about the expected lifespan of the fencing under normal environmental conditions, and Julio Lucas responded that the fencing is designed to be long-lasting with minimal maintenance. Barry Schimmel also commented on the importance of improving campus safety while ensuring the fencing does not create a prison-like appearance. Julio Lucas stated that the fencing design balances durability, safety, and aesthetics.

- **Special Services Growth and Support Center**

Schedule: **Summer 2027** – Total Budget: \$29,000,000 (\$12,500,000 from bond funds) (Contractor Cost: TBD)

Area: As needed – Construction Team: TBD (CM), TBD (DBE)

Funding Sources: Measures E, I, Z, and other funding

Julio Lucas presented an update on a proposed Special Services Growth and Support Center at Independence High School, planned for completion and occupancy by August 2027. He explained that the project will repurpose existing buildings formerly used by a charter school that has been vacant for approximately two years. The project will refurbish the structures, add restrooms adjacent to classrooms, reconfigure interior layouts, and enhance courtyard and common spaces, creating a “school-within-a-school” environment designed to serve students with higher-level special needs. The existing building shells will be retained, with improvements comparable in quality to recent Special Services facilities elsewhere in the District.

During the discussion, Rajani Nair asked whether other school campuses have similar dedicated Special Services facilities and why only a portion of the project cost would be funded by bond funds. Tom Huynh, Assistant Superintendent of Business Services, explained that while all campuses provided Special Services, this would be the District’s only site with a fully dedicated center of this type. He stated that the project is a priority due to growth in the District’s Special Services population, anticipated transitions of services from the County to school districts, and the opportunity



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to operate the program more efficiently. Tom Huynh further explained that developer fees will fund a significant portion of the project due to program growth, resulting in a limited bond expenditure relative to the overall project cost.

5.03 Information on the Capital Program Budget Adjustment Report – Sandy Nguyen, Construction Bond Program Controls Manager

Sandy Nguyen provided the Board-approved Capital Program Budget Adjustment Report for the period of September 2025 through November 2025. This report showed the board-approved changes to a project budget within the last three months. We have one report for this period: September.

Member Kaushik Joglekar asked about the \$500,000 budget transfer shown in the report. Sandy Nguyen explained that the funds were reallocated from the Districtwide Site Utilities project to cover an overage in the Districtwide Infrastructure Exterior Painting projects, and that no projects were reduced as a result.

Kaushik Joglekar also asked about the purpose of the Technology Contingency and the types of expenditures it supports. Sandy Nguyen explained that contingency funds are transferred to specific projects as needed to support purchases such as learning devices (laptops and Chromebooks), software license renewals, technology equipment, and safety and security projects.

5.04 Presentation and Action to Receive and Approve the Budgets and Expenditures Report – Cathy Nguyen, Capital Budget Manager

Cathy Nguyen presented and provided an update of the Board-Approved Budgets and Expenditures on all bond measures (Measure G, E, I, I-Technology, Z, and N) through November 30, 2025. A summary of the overall budget was presented, including the total current encumbrance balance, total expenditures/disbursements, and total remaining budget balance.

Rajani Nair asked about the status of Measure N and the timeline for the facilities master plan. Tom Huynh responded that the consultant is finalizing the master plan, and the District has been reviewing draft materials. Once completed, the plan will be presented to the Board for approval, after which the District will determine the allocation model for Measure N.

Kaushik Joglekar raised questions regarding how the remaining site allocation balances are determined and why funds are not automatically spent on facility needs. Staff and committee members explained that remaining balances typically reflect contingency or project savings and remain assigned to the originating school for future site priorities through an established request and approval process, within



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bond-allowable purposes. It was also noted that the District maintains districtwide infrastructure funds to address systemwide needs and that contingencies help manage cost volatility and change orders.

Member Sangeetha Vijendiran asked whether budget surpluses could indicate overallocation. Staff responded that allocations include contingency to account for market fluctuations and unforeseen conditions, and that maintaining projects in surplus is preferable to underfunding. Savings may also result from scope changes or favorable bid conditions.

Member Christopher Roberts noted the discussion had moved beyond the scope of the finance report and suggested additional questions be addressed separately.

Motion to receive and approve the Budget and Expenditures Report was made by Kaushik Joglekar and seconded by Christopher Roberts. Motion was carried (8-0). Aye.

6. COMMITTEE COMMUNICATIONS / COMMENTS

6.01 Opportunity for Committee Members to Share Additional Comments

During the Committee Communications, Rajani Nair asked about the status of a lawsuit related to Board trustee elections and district-based representation. Tom Huynh responded that the matter had been resolved and was officially adopted the previous day at the Board meeting. He explained that trustee elections will transition to district-based voting, with implementation phased in over multiple election cycles and dependent on trustee residency within the newly approved map.

Kaushik Joglekar commented on the redistricting process's outcome, noting that in areas where two trustees reside in the same district, one position will be phased out as part of the transition.

Board Member Van Le briefly explained the new trustee area map, including areas such as Berryessa and Piedmont Hills, and noted that 2026 will be her final year on the Board due to term limits. She stated that she would be eligible to run again in 2028.

Vice Chair Patrick Traynor thanked staff for their work and congratulated them on a successful audit. Van Le also expressed appreciation to staff and community members for their service and contributions.

7. CONFIRMATION OF NEXT MEETING LOCATION

7.01 Confirmation of Meeting Location for Next Meeting

The next meeting will be on Wednesday, April 15, 2026, at Santa Teresa High School at 6:00 p.m. The tour of the site starts at 5:30 p.m.



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8. ADJOURNMENT

8.01 Adjournment

Chair Paul Pham adjourned the meeting at 7:41 p.m.

Minutes approved by: paul pham
Print Name


paul pham (04/16/2026 17:05:09 PDT)
Signature

04/16/2026
Date






2026 0128 CBOC Meeting Minutes

Final Audit Report

2026-04-16

Created:	2026-04-16 (Pacific Daylight Time)
By:	Nhu Nguyen (nguyennq@esuhsd.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAybvQpVH-wWs1kKqOUIqTcRp1LXR8p8da

"2026 0128 CBOC Meeting Minutes" History

-  Document created by Nhu Nguyen (nguyennq@esuhsd.org)
2026-04-16 - 9:19:53 AM PDT- IP address: 198.148.71.20
-  Document emailed to paul pham (oepham@gmail.com) for signature
2026-04-16 - 9:22:37 AM PDT
-  Email viewed by paul pham (oepham@gmail.com)
2026-04-16 - 9:22:49 AM PDT- IP address: 66.249.84.196
-  Document e-signed by paul pham (oepham@gmail.com)
Signature Date: 2026-04-16 - 5:05:09 PM PDT - Time Source: server- IP address: 98.207.195.106
-  Agreement completed.
2026-04-16 - 5:05:09 PM PDT