

Cornerstone Christian Academy
Board of Directors
October 7, 2021

Members present: Jon Beam, James Colcord, Rhoni Harding, Dan Helgerson and Cindy Hyatt
Also present: Headmaster Steve Wuori

Minutes of the September 2 meeting were approved via email review.

Mr. Beam called the meeting to order at 6:08. Ms. Hyatt opened with prayer.

Board members shared recent "God sightings" that included Middle School student's response to the gospel message, Dave Scott, cash flow solutions, golf tournament, and friend issues resolved.

Mr. Wuori reviewed the October Headmaster report (see attached) which included the following:

- Enrollment is 69 which includes the addition of 2 preschoolers
- Ballfield/sledding hill construction is planned for November
- First Quarter Balance Sheet and P&L Report were reviewed. Net profit for the quarter is \$71,244.08.
- Apartment door and roof repair are planned for the October work day.
- Brookwoods is available for the Gala any mid-week evening in April

Issues addressed

- Ms. Hyatt made a motion seconded by Mr. Colcord to offer a full scholarship to the 2nd grade student as recommended. Motion passed unanimously.
- Mr. Colcord made a motion seconded by Mrs. Harding to proceed with Phase 1 (Survey of the property) toward sale of the apartments. Motion passed unanimously. Mr. Wuori will take the lead on this.
- Apartment 1 has signed the new lease; apartment 2 has not. Board consensus is to consult with lawyer Randy Welker on eviction process. Mr. Beam, Mr. Colcord and Mr. Wuori will proceed with this.

Community Outreach: Mrs. Harding suggested that Cornerstone make more effort to be involved in the community. She will pursue participation in the Festival of Trees (tree display and student performance) and work with Mary Beth Bowling on a book donation program in conjunction with the Wolfeboro VNA.

Milestone Calendar: Mr. Beam and Ms. Hyatt presented a calendar of Board actions that are directed by the By-Laws and Policies. This will be used to organize meeting agendas and Board priorities toward meeting our governance responsibilities. Outcomes from discussion included

- Annual Report – Mr. Wuori will collect year-end financials, year-to-date scholarship funding, enrollment, and standardized test results. The Board will convene a Long-Term Planning

Committee which will be tasked with the Annual Evaluation of the school. Ms. Hyatt will format this information into an initial draft for the November meeting.

- Policy Review/Development: This process will be resumed in November. Ms. Hyatt will organize the materials and process.
- Committee responsibilities were assigned as follows
 - Public Relations: Mrs. Harding and Mr. Beam
 - Building: Mr. Colcord and Mr. Beam
 - Fundraising: Mr. Wuori and Ms. Hyatt
 - Long Range Planning: Board
 - Discipleship: Mr. Helgerson
 - Prayerfulness: Mr. Beam
 - Sunshine: Mrs. Harding
- Mr. Beam will research/initiate a process for Headmaster evaluation
- The Long-Range Planning Committee will meet on Thursday, October 14 at 6 PM. Paul Buckley, applicant for Board membership, will be invited to that meeting.
- Mr. Helgerson shared thoughts on Discipleship. He requests that devotions be part of Board meetings and plans to regather the Discipleship Committee.

At 8:35 PM, Mr. Colcord closed the meeting with prayer.

Respectfully submitted,

Cindy Hyatt
Secretary

October 2021
Headmaster's Report to the Board

Informational

Upcoming Events

October 4 – Picture day

October 16 - Fall Clean-up and Barbecue 9:00 AM – 2:00 PM

October 30 - Harvest Fest

Enrollment Update: Total : 69

Preschool: Average of 8 daily. This is an increase of 2 students a day over last month.

K – 13	3 – 6	6 – 6
1 – 4	4 – 6	7 – 7
2 – 13	5 – 7	8 – 7

Follow up from previous discussions:

Sledding hill/Ball field: The logger has the signed Intent to Cut Timber. Nathaniel Edmunds gave the standard price for turning the 2 acres into a field. It is \$43,000. He has agreed to accept payment of \$10,000, although I would prefer to pay more which I recommend be done through offering a full scholarship to his 2nd grader (not financial aid). Taxes for logging are minimal. Last time we paid only several hundred dollars. Nathaniel's work includes drainage as well as sodding or seeding. He does not think irrigation is necessary, but it can be done in the future if it is necessary.

Quarterly financial report:

Will be sent under separate cover once it is prepared. Today is the first day of the 2nd quarter.

Fundraising Update

The Cornerstone Open saw about \$13,000 in fundraising, and the mums sale about \$1,500.

New faculty/staff:

Office Manager: We have had several applicants. The best applicant withdrew from consideration because her daughter is having surgery. I would like to wait until her trial has ended and reach out to her again.

Academic Assessments:

READING ASSESSMENT RESULTS SEPTEMBER
2021

Grade	Above Grade Level	Grade Level	Needs Strategic Help	Needs Intensive Help
Kindergarten	2	2	3	6
First		1		3

Second	3	2	4	2
Third	1	2	1	2
Fourth	3	1	1	1
Fifth	1	2	2	1
Sixth	3	3		
Seventh		3	2	3
Eighth	2	3	1	1

MATH ASSESSMENT RESULTS

Grade	Above Grade Level	Grade Level	Needs Strategic Help	Needs Intensive Help
Kindergarten	No reporting for K			
First		4		
Second	2	7	2	
Third		3	2	
Fourth		4	1	1
Fifth	1	4	1	
Sixth	1	3	2	0
Seventh	0	1	2	4
Eighth	0	6	0	0

Preschool – Enrollment has ticked up and Sandy continues to do an excellent job in the classroom. I am working on a preschool video for the website.

Kindergarten Update: Mary Beth has reported that Jillian has a good routine and that the kids are learning. Because Jillian does not have classroom experience, there will be a lot of trial and error to see what works and what doesn't. Mary Beth is observing the classroom experience.

1st and 2nd grade – Due to the large class size, Kristi Niemann was offered a part time position as math and reading push in teacher. She has not yet accepted.

Middle School – 7th and 8th graders are asking substantive spiritual questions in response to a study of the gospel in Bible class. Having a pastor teach this class is already showing fruit. Praise God!

Website: Our website has been updated. <https://cornerstoneabc.org/>

Procedural

Scholarship review: Nathaniel Edmunds. I suggest we give his son a full scholarship. Nathaniel has already fixed the parking lot at no cost to us and has offered to give us a discount of more

than \$30,000 for the ball field and sledding hill. His son, Malachi, is in 2nd grade. Nathaniel is considering placing his older son in 3rd grade, but he is currently homeschooled. The family attends Calvary Chapel Wolfeboro.

Sale of Apartments: Surveyor will charge approximately \$11,000. Lawyer will charge between \$5,000 and \$7,500. Adam Dow and I entered Eric and Michelle's apartment (the 2 bedroom). I am attaching Adam's email response here:

"It is very hard to accurately place a value on the apartments when converted into condos as there have been no condo sales under \$200,000 in Ossipee in the last 18 months. I have looked at major fixer uppers in the Town of Ossipee on their own land and have found they are selling from 45k to 120k. Many are very old homes that need a lot of work. The advantage of the apartments, soon to be condos, is they are not 100 year old farmhouses that need foundation work and heating systems. Having said that, I would think there would have to be a plan and budget in place to take care of the soon to be common aspects of the building, including the roof, the siding and any common areas.

If you asked me to give you a price today, I would say 100 for the bigger of the two and 79 for the smaller unit. I believe you could say the garage spaces are 5k a piece and see if the buyers want to bid for the extra two, if you give each unit 2 with the price. It may be worth making them a third condo as they really don't attach to the units.

If there was a bit of funding to fix up the units, it would be huge in getting more money for the units. Fixed up you could add 75k for each unit.

I would like to see the garage space and find out more about how much work the place needs, but I know you were anxious to get some rough numbers."

Apartment Leases: Georgia, the tenant in the 1 bedroom, signed her lease. What do we do regarding the lease for Eric and Michelle, which has not been signed?

Gala – will we have it?