ANAHEIM UNION HIGH SCHOOL DISTRICT
501 N. Crescent Way
Anaheim, CA 92801

MEASURE K
CITIZENS' BOND OVERSIGHT COMMITTEE
Monday, February 23, 2026
3:30 p.m.

Meeting Location:
Anaheim Union High School District –
Savanna Room
501 N. Crescent Way
Anaheim, CA 92801

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I. **Call to Order/Introductions**
At 3:30 p.m., Chairperson Nitesh Patel called the meeting to order.

II. **Roll Call/Establishment of a Quorum**
At 3:30 p.m., Chairperson Nitesh Patel took roll call and confirmation of a quorum was recorded.

CBOC Members Present:
Lisa Eck
Robin Mundschau
Nitesh Patel
Christopher Reese
Alan Walker

CBOC Members Absent:
Marlene Drinkwine
Brenda Soto Bryan

AUHSD Staff and Consultants Present:
Dr. Nancy Nien (Assistant Superintendent, Business Services)
Patricia Neely (Executive Director, Facilities, Maintenance and Operations)
Karen Orr (Executive Director, Fiscal Services)

Joe Carmona (Controller)
Andrew Park (Auditor, Eide Bailly)
Kunal Shah (Consultant, Cumming Group)
Brianna Quintanar (Consultant, Cumming Group)

Members of the Public Present:
None.

III. **Adoption of Agenda and Approval of Minutes**
Committee Member Christopher Reese made a motion that was seconded by Committee Member Robin Mundschau to approve the draft minutes of the September 23,2025, meeting and also adopt the agenda of the February 23, 2025, meeting. All committee members agreed, and the minutes were approved and agenda was adopted.

IV. **Public Comment**
None.

V. **Discussion/Information Items**
At 3:33 p.m., Andrew Park, the District's auditor from Eide Bailly, LLP, began to discuss findings on the Measure K Financial and Performance Audit Reports dated June 30, 2025, prepared in conformance with the requirements of Proposition 39 and Article XIIIA of the California Constitution. The data audited spans July 1, 2024, through June 30, 2025. Mr. Park began by describing the two components of an audit, financials and performance. Beginning with the financial portion of the audit, Mr. Park relayed the financial audit rendered an unmodified opinion which is the highest level of assurance that can be provided. CBOC member Lisa Eck arrived at 3:36 p.m.

The next aspect of the audit report is the performance audit. This audit focuses on how the expenditures align with Article XIIIA of the California Constitution and with the language on the ballot measure that the voters approved. Out of all the expenditures, the auditors tested 91.1% of the total expenditures from the fiscal year and they were all in alignment with the approved scope. CBOC Chairperson Nitesh Patel asked whether contracts and bidding procedures are reviewed. Mr. Park responded that they are reviewed and align with what voters approved. Mr. Patel also inquired about who leads the District's audit process. Mr. Park identified Karen Orr, Nancy Nien, and Patricia Neely. Dr. Nancy Nien further clarified that Karen Orr and Joe Carmona serve as the leads, with support from the Facilities team. Mr. Patel additionally asked how many years Mr. Park has been providing audit services to the District. Mr. Park stated that he has conducted audits for the District for three years, noting that auditors rotate every six years in accordance with the Education Code. The audit review concluded at 3:40 p.m.

It was determined that the Discussion/Information Item: Review of the "Draft" CBOC Annual Report would be moved back in the agenda and reviewed after items VI – Staff Update on Measure K Program. Mr. Joe Carmona arrived at 4:02 p.m.

At 4:12 p.m., Patricia Neely began the overview of the draft Annual Report (Report) that was prepared by staff for this meeting. The Annual Report will be presented to the Board of Trustees (BOT) on March 5, 2026, by Chairperson Nitesh Patel. Ms. Neely provided an overview of the executive summary and general committee duties, and discussed the interest in renewal and reappointment of

those members serving one-year terms. CBOC member Robin Mundschau stated that she is willing to be reappointed if there is no other individual eager to serve on the committee. Ms. Neely will follow up regarding reappointment with the other two members who were not present. The review of the draft Annual Report concluded at 4:21 p.m.

VI. **Staff Update on Measure K Program**

At 3:42 p.m., Patricia Neely presented the Measure K Program Update. Ms. Neely discussed the new $820K, Measure K Dale JHS Gym HVAC project at Dale Jr. High School. The project, which a contractor was selected in September 2025, consists of the removal and replacement of existing exhaust fans, make-up air units, and new airvolution fans. Construction began in October 2025 and achieved occupancy in January 2026. This project is within budget (Expended to Date: $113K) and Notice of Completion will be presented to the Board of Trustees (BOT) at the March 5, 2026, meeting.

Patricia Neely discussed the new $1.04M, Measure K Ball JHS HVAC Phase 2 project at Ball Jr. High School. The project, which a contractor was selected in September 2025, consists of the removal of existing multizone rooftop units and replacement with new rooftop heat pump units. Construction began in December 2025 and has a contract completion date of May 2026. This project is within budget (Expended to Date: $9K) and on schedule.

Patricia Neely discussed the new $2.62M, Measure K Loara HS HVAC Phase 2 project at Loara High School. The project, which a contractor was selected in September 2025, consists of the removal of the existing chiller and condensing units, and replacement with rooftop heat pump units and new split heat pump system. Construction began in October 2025 and has a contract completion date of October 2026. This project is within budget (Expended to Date: $17K) and on schedule.

Patricia Neely discussed the new $10.47M, Measure K South JHS Site Improvements project at South Jr. High School. The project, which a contractor was selected in June 2025, consists of site improvements including a new school quad, new outdoor performance stage, new concrete hardscape areas, landscaping, accessibility improvements, and replacement of aging underground utilities, as required. Ms. Neely also discussed the award of the $2.5M CAL FIRE Grant. CBOC member Alan Walker inquired about the existing site surfaces. Ms. Neely advised that the current surfaces consist of a mix of asphalt and concrete, which are being replaced as part of major safety upgrades. Mr. Walker also asked whether Wi-Fi is being installed. Ms. Neely confirmed that Wi-Fi will be installed, with equipment located either beneath lunch shelters or mounted on exterior walls. Construction began in January 2026 and has a contract completion date of February 2027. This project is within budget (Expended to Date: $162K) and on schedule.

Patricia Neely discussed the new $13.47M, Measure K Gilbert HS Site Improvements project at Gilbert High School. The project, which a contractor was selected in June 2025, consists of site improvements including new security fencing, improved student drop-off and traffic circulation, accessibility improvements, and replacement of aging underground utilities, as required. Ms. Neely also discussed the award of the $2.5M CAL FIRE Grant. CBOC member Alan Walker inquired about improved access from the parking lot. Ms. Neely confirmed that the project will address access from both the front and side of the site. She also noted that a new single point of entry will be added as part of the project.

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Construction began in January 2026 and has a contract completion date of January 2027. This project is within budget (Expended to Date: $154K) and on schedule.

Patricia Neely discussed the new $30M, Measure K Hope School at Orangeview Modernization project at Orangeview Jr. High School. The project, which a contractor was selected in August 2025, consists of a multi-phase modernization that includes a (non-DSA) maintenance package, Phase 2 which modernizes the east parking lot, improves off-site access, and upgrades interior classrooms, and Phase 3 which includes a new quarter track, outdoor courtyards, and a reconfigured gymnasium and administration area. This is a secondary project to the Phase 1 Site Improvement project completed in 2024 with the previous bond. The new modernization project will serve Hope School and meet the special needs of the students. Construction of the maintenance package began in November 2025, with Phase 2 commencing in January 2026. CBOC member Alan Walker inquired about the gymnasium scope. Ms. Neely advised that Phase 3 includes gymnasium-related scope; however, the extent of the work will depend on available budget. The project has a contract completion date of July 2026. This project is within budget (Expended to Date: $2M) and on schedule.

Patricia Neely discussed the four upcoming field projects at Katella HS, Kennedy HS, Loara HS and Savanna HS, each with a project budget of $16M. The projects have common scope that consists of artificial turf, all-weather track, elevated bleachers, Musco field lighting, and accessibility upgrades. Katella HS and Kennedy HS follow the same schedule, while Loara HS and Savanna HS are staggered one month behind. All projects are undergoing the CEQA process concurrently. CBOC member Alan Walker asked if all fields are receiving artificial turf. Ms. Neely confirmed yes, all fields are receiving artificial turf.

Patricia Neely discussed the three upcoming HVAC projects: Savanna HS Gym HVAC, Anaheim HS HVAC Phase 2, and Katella HS HVAC Phase 2. The Anaheim HS and Savanna HS projects are currently out to bid, while the Katella HS project is undergoing DSA backcheck review.

Ms. Neely also discussed projects in the planning phase, including: Magnolia HS Track and Field, Handel Stadium, Western HS Band Room, and Western HS Portables. CBOC member Alan Walker inquired about the proposed location of the portables. Ms. Neely advised that a site location has been selected that best accommodates the campus layout.

The committee received an update on bond income and expenditures through January 31, 2026. The balance for the bond issuance is summarized on the program update. The detail of the income and the expenditures are found on the reports. Ms. Neely advised that the District is on track to meet the requirement of expending 85% of bond proceeds within three years. CBOC member Christoper Reese asked if this requirement is per series. Ms. Neely confirmed yes, this applies to all bond series.

At 4:06 p.m. Karen Orr reviewed the program financials. CBOC member Alan Walker inquired what object code 5880 "other operating expenses" is. Ms. Orr explained this includes underwriting and other miscellaneous expenses incurred to issue the bond. Mr. Walker also asked about prior years expenditures. Dr. Nancy Nien explained these are expenses that occurred in the prior fiscal year.

The project update concluded at 4:12 p.m.

VII. **Review Future Meeting Dates**

The committee discussed setting up the next CBOC meeting on Monday, May 4, 2026, 3:00 p.m. at Orangeview Jr. High School (future Hope School).

VIII. **Items for Upcoming Meetings**

- Reappointment of CBOC Members — Staff and Committee

IX. **Adjournment**

The committee adjourned the meeting at 4:25 p.m.

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