

APPROVED



## Magnolia Public Schools

### Minutes

#### Regular Board Meeting

---

**Date and Time**

Thursday March 12, 2026 at 6:00 PM

**Location**

**Home Office:** 250 E. 1st Street, Suite 1500, Los Angeles, CA 90012

---

**Board Members:**

Mr. Mekan Muhammedov, Chair  
Ms. Sandra Covarrubias, Vice-Chair  
Dr. Umit Yapanel  
Dr. Salih Dikbas  
Ms. Diane Gonzalez  
Mr. Serdar Orazov

**Student Board Member:**

Ms. Sofia Perez

**CEO & Superintendent:**

Mr. Alfredo Rubalcava

---

**Directors Present**

D. Gonzalez, M. Muhammedov, S. Covarrubias, S. Orazov, U. Yapanel (remote)

**Directors Absent**

S. Dikbas

---

## Guests Present

J. Lara

---

## I. Opening Items

### A. Call the Meeting to Order

M. Muhammedov called a meeting of the board of directors of Magnolia Public Schools to order on Thursday Mar 12, 2026 at 6:12 PM.

### B. Pledge of Allegiance

Board, staff and guests conducted the pledge of allegiance.

### C. Record Attendance and Guests

Refer to the attendance information recorded above. S. Perez, Student Board Member, was present.

### D. Approval of Agenda

S. Orazov made a motion to amend the agenda and table items VD: Approval of the Provisions of the Memorandum of Understanding for Magnolia Science Academy-5 and VH: Approval of Board Members for Magnolia Properties Management, Inc.

D. Gonzalez seconded the motion.

S. Perez, Student Board Member, gave her preferential opinion as a statement of yes for this item.

Items that were tabled:

**VD:** Approval of the Provisions of the Memorandum of Understanding for Magnolia Science Academy-5

**VH:** Approval of Board Members for Magnolia Properties Management, Inc.

Staff reported on the reasoning of the tabling of the items.

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

#### Roll Call

S. Covarrubias	Aye
U. Yapanel	Aye
D. Gonzalez	Aye
S. Dikbas	Absent
M. Muhammedov	Aye
S. Orazov	Aye

### E. Public Comments

The Board listened to multiple individuals for the public comment period. Majority of the public comments were in reference to the opposition of the co-location of Magnolia Science Academy-5. The Board thanked the individuals who made their comments.

There was a period of technical difficulties where a pause was held to address and correct those actions.

**F. Announcements - CEO & Superintendent, Board, Student Board Member**

G. Serce, Chief Academic Officer, reported that Magnolia Science Academy (MSA) - 4, 5, 6, and San Diego were recognized as California Distinguished Schools. Board recognized the achievements.

**G. Approval of Minutes from MPS Regular Board Meeting - February 12, 2026**

D. Gonzalez made a motion to approve the minutes from Regular Board Meeting on 02-12-26.

S. Orazov seconded the motion.

S. Perez, Student Board Member, gave her preferential opinion as a statement of yes for this item.

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

**Roll Call**

D. Gonzalez	Aye
M. Muhammedov	Aye
S. Covarrubias	Aye
S. Orazov	Aye
S. Dikbas	Absent
U. Yapanel	Aye

**II. Consent Items**

**A. Approval of 2026-27 School Calendars for All Magnolia Public Schools**

M. Muhammedov made a motion to approve the 2026-27 School Calendars for all Magnolia Public Schools.

S. Orazov seconded the motion.

S. Perez, Student Board Member, gave her preferential opinion as a statement of yes for this item.

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

**Roll Call**

D. Gonzalez	Aye
M. Muhammedov	Aye
U. Yapanel	Aye
S. Covarrubias	Aye
S. Orazov	Aye
S. Dikbas	Absent

### **III. Closed Session**

#### **A. Public Announcement of Closed Session**

M. Muhammedov, Board Chair, reported that the Board will be going into Closed Session to discuss conference with legal counsel on anticipated litigation and will report out.

#### **B. Conference with Legal Counsel – Anticipated Litigation**

Item was discussed in Closed Session.

#### **C. Report Out of Closed Session**

M. Muhammedov, reported in open session at 11:05pm that the Board took no action and directed staff to take necessary actions.

M. Muhammedov made a motion to table VI: Closed Session.

This includes Public Employee Discipline/Dismissal Release; Conference with Real Property Negotiations; and Conference with Real Property Negotiations.

S. Orazov seconded the motion.

J. Lara took roll call vote.

M. Muhammedov - Aye

S. Covarrubias - Aye

U. Yapanel - Aye

D. Gonzalez - Aye

S. Orazov - Aye

S. Perez, Student Board Member, left the meeting.

### **IV. Information/Discussion Items**

#### **A. Enrollment Update**

B. Olivares, Chief Impact Officer, reported on the current enrollment targets and application pipelines for all school sites. Additionally, she highlighted the schools that are not on track of their enrollment projections and the work being done to address and to rectify by collaborations between the Home Office and the school. As requested by the Board, she included prior target enrollment to analyze this year to last year. Board Members questions were addressed by staff.

#### **B. Average Daily Attendance (ADA) Update**

G. Serce, Chief Academic Officer, reported on the ADA updates and attendance performances across the school sites. He added that the organization has implemented weekly monitoring of the data and meeting with school leaders to review, reflect, and take

targeted actions to address attendance concerns. He presented the current ADA percentage for all sites and showcased the target goals for each schools. He added that staff worked together to strengthen attendance protocols under the Director of Student Services and school site leads. Additionally, he added that Magnolia is on track to reach its annual goal organization wide.

**C. Data Presentation: 2025-26 MPS Demographics**

L. Woods, Director of School Office Data and Accountability, presented the certified CALPADS Fall 1 data. Specifically she went over data on historical enrollment by school site, English Learner rates, students with EL and disability rates, free/reduced meal rates, unduplicated pupil count and percentage, GATE student rates, foster youth rates, students with disabilities, students experiencing homelessness, immigrant student rates, and information on Census Day.

**V. Action Items**

**A. Approval of FF&E Vendor Selection for the Magnolia Science Academy-5 (7111 Winnetka) Project**

M. Sahin, Facilities Project Manager, reported that this is to secure a vendor to furnish the Magnolia Science Academy (MSA)-5 campus in order for the site to be fully operational and ready for the 2026-27 school year. He went over the request for proposal process and the selection. Board Members questions were addressed by staff.

M. Muhammedov made a motion to amend the existing motion and approve the award of a contract to A&M Church and School Furniture for the procurement, delivery, and installation of Furniture, Fixtures & Equipment (FF&E) for Magnolia Science Academy 5 in the base amount of \$338,675.70 for a total not-to-exceed amount of \$355,609.48, and authorize the MPS Team to finalize and execute all related documents.

S. Covarrubias seconded the motion.

This was wording was removed from the motion "authorize a 5% contingency in the amount of \$16,933.78"

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

**Roll Call**

M. Muhammedov	Aye
U. Yapanel	Aye
S. Orazov	Aye
S. Covarrubias	Aye
S. Dikbas	Absent
D. Gonzalez	Aye

**B. Approval of Material Revision Board Resolution for Magnolia Science Academy-5**

A. Zarnich, Director of Charter Petitions and Reporting, presented the resolution and revised budget for the material revision request to the Los Angeles County Board of Education for Magnolia Science Academy (MSA)-5. He reported that MSA-5 plans to

relocate from its current co-location with MSA-1 to a private facility at 7111 Winnetka Ave. He added that there are no changes to grade levels, enrollment capacity or its educational program. The material revision updates the school's physical address and includes technical and legal updates.

S. Orazov made a motion to approve the resolution to authorize submission of a request for a material revision to the Magnolia Science Academy-5 charter petition.

M. Muhammedov seconded the motion.

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

**Roll Call**

S. Orazov	Aye
M. Muhammedov	Aye
D. Gonzalez	Aye
S. Dikbas	Absent
S. Covarrubias	Aye
U. Yapanel	Aye

**C. Approval of Construction and Contractor Change Orders for the Magnolia Science Academy-5 (7111 Winnetka) Project**

P. Ontiveros, General Counsel & Director of Facilities, reported on the construction change orders and contract amendment to one of the vendors providing services for the project at Magnolia Science Academy (MSA)-5. Two of the change orders are related to the additional scope of work. There was also a deductive change order in which it was removed. He reported on the reason for the increase on the amendment which is related to additional inspections and in order to keep the project on schedule. Board Members questions were addressed by staff.

M. Muhammedov made a motion to approve the Proposed Construction Change Orders (PCCO) #001 and #002 (Del Amo Construction), PCCO #017 (Pro-Craft Construction), and a Budget Amendment to the Twining Consulting Special Inspection and Testing Agreement, for a total net increase amount of \$78,704.23.

D. Gonzalez seconded the motion.

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

**Roll Call**

D. Gonzalez	Aye
S. Dikbas	Absent
S. Covarrubias	Aye
U. Yapanel	Aye
S. Orazov	Aye
M. Muhammedov	Aye

**D. Approval of the Provisions of the Memorandum of Understanding for Magnolia Science Academy-5**

This items was tabled during the Approval of Agenda.

**E.**

**Approval of Board Resolution for Creation of Position for Magnolia Science Academy-Orange County Anaheim (“MSA-OC Anaheim”) for the Improvement of Educational Programs for Students**

F. Del Carpio, Chief People Officer, reported on the need to create additional position for Magnolia Science Academy (MSA) -Orange County school site in order to maintain the state requirement of 10 to 1 TK student to adult ratio. She added that with the additions of the new TK students, the current staffing levels are no longer sufficient and substitutes are currently being used as a temporary solution. This would ensure appropriate supervision and support in the classrooms. Board Members questions were addressed by staff.

S. Orazov made a motion to approve the creation of additional positions for Magnolia Science Academy-Orange County Anaheim in order to maintain compliance with Transitional Kindergarten (TK) student-to-adult ratio requirements and to support the effective implementation of the school’s educational program.

M. Muhammedov seconded the motion.

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

**Roll Call**

S. Dikbas	Absent
D. Gonzalez	Aye
S. Orazov	Aye
U. Yapanel	Aye
M. Muhammedov	Aye
S. Covarrubias	Aye

**F. Approval of Second Interim Reports for the 2025-26 Fiscal Year**

C. Turan, Interim Chief Financial Officer, reported on the 2025-26 second interim report as the most recent revised budget for the 2025-26 fiscal year. He presented the updated projections based on the year to date financial activity and the assumption for the remainder for the fiscal year. He updated the Board on the financial projections. He showcased the budgets for all school sites inclusive of the Home Office. Board Members questions were addressed by staff.

S. Orazov made a motion to approve the 2025–26 Second Interim Reports as the most recent revised budget for the 2025–26 fiscal year.

M. Muhammedov seconded the motion.

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

**Roll Call**

S. Dikbas	Absent
D. Gonzalez	Aye
U. Yapanel	Aye
S. Covarrubias	Aye
S. Orazov	Aye
M. Muhammedov	Aye

**G.**

**Approval of Agreement with Eide Bailey for Annual Audit Services for the 2025-26 Fiscal Year**

C. Turan, Interim Chief Financial Officer, reported on the continued service from Eide Bailey for annual audit services. Board Members questions were addressed by staff.

S. Orazov made a motion to approve the Statements of Work (SOWs) with Eide Bailly LLP for annual independent audit services for the fiscal year ending June 30, 2026, and preparation of Federal and State Exempt Organization Tax Returns (Form 990 and CA Form 199).

M. Muhammedov seconded the motion.

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

**Roll Call**

S. Dikbas	Absent
U. Yapanel	Aye
S. Orazov	Aye
M. Muhammedov	Aye
D. Gonzalez	Aye
S. Covarrubias	Aye

**H. Approval of Board Members for Magnolia Properties Management, Inc.**

This item was tabled during the Approval of Agenda.

**I. Approval of Continuing Disclosure Policies and Procedures**

C. Turan, Interim Chief Financial Officer, reported on the Continuing Disclosure Policies and Procedures which is part of the bond requirements. Additionally, it serves to ensure MPS complies with disclosure obligations associated with outstanding municipal bond financings. Board Members questions were addressed by staff.

S. Orazov made a motion to approve the Continuing Disclosure Policies and Procedures, attached as Exhibit A, for Magnolia Educational & Research Foundation and Magnolia Properties Management, Inc.

D. Gonzalez seconded the motion.

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

**Roll Call**

S. Dikbas	Absent
S. Orazov	Aye
U. Yapanel	Aye
D. Gonzalez	Aye
S. Covarrubias	Aye
M. Muhammedov	Aye

**J. Approval of Charter School Facilities Incentive Grant Awards for Magnolia Science Academy-4 and Magnolia Science Academy-6**

M. Sahin, Facilities Project Manager, reported the grant awards for Magnolia Science Academy (MSA)-4 and MSA-6. He reported that the schools are receiving funding to cover their rent expenses for the next three (3) years. Board Members questions were addressed by staff.

S. Orazov made a motion to approve the resolutions attached as Exhibits A and B accepting the terms and conditions of the California School Finance Authority (CSFA) State Charter School Facilities Incentive Grant (ALN #84.282D) for Magnolia Science Academy-4 and Magnolia Science Academy-6, and authorize designated officers of Magnolia Public Schools to execute all required documents related to the award.

S. Covarrubias seconded the motion.

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

**Roll Call**

S. Orazov	Aye
S. Covarrubias	Aye
D. Gonzalez	Aye
M. Muhammedov	Aye
U. Yapanel	Aye
S. Dikbas	Absent

**K. Approval of CLI Capital Assignment and Assumption of Acquisition Loan, Modifications of Terms and Extension of Maturity Date**

P. Ontiveros, General Counsel & Director of Facilities, reported on the item to authorize a modification of the loan made by the Lender to Magnolia Public Schools including modifying the term of the loan and certain payment obligations under the loan. This is for the property at 18120 Sherman Way in Reseda (Bank of America building). He added that the action is to extend the maturity date of the loan and modify certain terms including the payment obligations. Board Members questions were addressed by staff.

M. Muhammedov made a motion to approve the resolutions attached as Exhibit A modifying the existing loan with CLI Capital, a Texas real estate investment trust (the "Lender").

S. Orazov seconded the motion.

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

**Roll Call**

S. Orazov	Aye
U. Yapanel	Aye
D. Gonzalez	Aye
S. Covarrubias	Aye
S. Dikbas	Absent
M. Muhammedov	Aye

**VI. Closed Session**

**A. Public Announcement of Closed Session**

This item was tabled by the Board.

**B. Public Employee Discipline/Dismissal Release (§ 54957)**

Tabled by the Board.

**C. Conference with Real Property Negotiations (§ 54956.8)**

Tabled by the Board.

**D. Conference with Real Property Negotiations (§ 54956.8)**

Tabled by the Board.

**E. Report Out of Closed Session**

Tabled by the Board.

**VII. Closing Items**

**A. Adjourn Meeting**

There being no further business to be transacted, and upon motion duly made, seconded and approved, the meeting was adjourned at 12:26 AM.

Respectfully Submitted,  
M. Muhammedov