OTTER STUDENT UNION AT CSU MONTEREY BAY
BOARD OF DIRECTORS
ORGANIZATIONAL AND BUSINESS MEETING MINUTES
Friday, October 2, 2026
12:30 PM - 1:45 PM
OSU Room 310
Zoom Link: https://csumb.zoom.us/j/83408933640

I. CALL TO ORDER

Adan Olague motions to start the meeting.
Meeting started at **12:35PM**

II. ROLL CALL

Board Directors:

a. Adan Olague, Chair - Present
b. Inara Cruz-Boone, Vice Chair - Present
c. Skylar Walters, Treasurer - Present
d. Savanah Browder, Secretary - Present
e. David Orta, Student Director - Present
f. Fabiana Fadda, Student Director - Present
g. Kanishka Rajesh Harchandani, Student Director -Present
h. David Santizo, Student Director - Present
i. Babita Gupta, Faculty Representative - Present
j. Philip Gianino, Interim Alumni Representative - Present
k. Dan Burfeind, Community Representative - Present (Joined at 1:16PM)
l. Jeff Rensel, Director (appointed) - Present
m. Reuban Rodriguez, Interim VP Student Affairs (appointed) - Present - (Left at 1:26PM)

III. APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

https://csumb.edu/osu/board-of-directors/agendas-minutes/
Adan Olague asks for approval of the meeting minutes for **8.29.26.**
Adan Olague motions to approve.
Inara seconds the motion.
The motion passes **12-0-0** at **12:37PM**

IV. APPROVAL OF AGENDA 10.2.26

Adan Olague asks for approval for agenda items.
Adan motions to approve.
Jeff seconds the motion.
The motion passes **12-0-0** at **12:37PM**

V. BUSINESS ITEMS

12:37 PM

Adan Olague Presents

Land Acknowledgement

Cal State University, Monterey Bay (CSUMB) resides on the indigenous homeland of the Amah Mutsun, Esselen, Ohlone, Rumsen, Salinan people and territories. It is on these rich homelands, where CSUMB not only thrives as an institution of higher education, but also provides an education abundant with service and experience to a diverse community of learners. As our students, staff, faculty, alumni and community members explore the university's campus, remember to respect the land and take note of the natural beauty. Remember that Ancestors rest below pathways and in other less traveled areas on campus. We Are Here - Let Ka Lai

Savanah Browder Presents

A. Monthly Meeting/Agenda

a. Overview of today's meeting and what we will be discussing.

12:39 PM

Adan Olague Presents

B. Public Forum (At this time members of the public may approach the OSU Board about items not already listed on this agenda. Public comment is an opportunity for members of the public to directly address the OSU Board on any item, affecting the OSU or the campus community.)

a. Adam - Vice President of the Science, Arts, and Leadership Club (SALC). Offered assistance to the OSU Board on our initiatives and can serve as the point of contact for the club.

12:40 PM

Adan Olague Presents

C. Guest Speaker: President Carlos Vargas

a. Aims to actively empower students and clarify the need for their input and leadership. Aims to connect with students and efficiently create value within his term here.
b. Aims to support better communication and engagement for the student orgs on campus.
c. Monthly events to help support some of the concerns for students.
    i. Next one October 3rd, Thursday 3:30pm
d. Prefers and is open to conversations with students opposed to mass surveys.
e. Wants students to know he is accessible, open, and wants to relate and encourage students.
f. Suggestion for open info meetings for the student fee processes.

1:11 PM

Adan Olague Presents

D. New Business

a. Welcome Philio Gianino as appointed OSU Board Alumni Representative while Carisse Ballard is on leave.
b. OSU Film Collaboration with Applied Environmental Sciences (Jeff) - Opportunity for the OSU to connect with an Academic department to do a film screening as part of OSU Movie Night programming. Looking to offer a program in the Spring semester. Planning is in progress.
c. RecRe Box
    i. Launch of the RecRe box has been received well, students seem to like it. Initial items have had success, but some items can and should be updated based on student needs.
    ii. Items for the box, looking for recommendations - Mice, headphones, laptop chargers, puzzles, coloring books, utensils, more games.

iii. There is a plan for summer utilization which may include billiards, and table tennis when the Game Room is normally closed for the summer.

d. OSU Project List (Jeff)
   i. Jeff shared that there is a project list developed for the Otter Student Union and that further discussion will happen regarding what projects to develop further. One project was to add additional string lights to the Bayview Terrace to match the existing lighting that was recently installed outside of the Otter Express and Building 12.
   ii. It was mentioned that Associated Students could be a collaborator for funding.

1:20 PM

Adan Olague/Jeff Rensel Presents

E. Old Business

a. Committees of the Board (Standing)
   i. Auxiliary Audit Committee (David O., Inara)
      1. The Auxiliary Audit Committee was held on Wednesday Sept. 23d from 11:30 - 12:30pm.
      2. David provided a Google drive compiling information and documentation on the audit committee. Details are within the documents.
   ii. OSU Budget Committee (Jeff, Skylar, Reuban)
      1. The first Quarterly OSU Budget Committee Meeting (Q1 Review) is scheduled for Monday, Oct. 26th from 3-3:30pm.
      2. Census for enrollment data is Oct. 12th.

b. New Committees of the Board (Advisory)
   i. OSU Bylaws - Article 5, Section, 5.1 Board of Directors Committees
      1. The Board of Directors may, by resolution adopted by a majority of the Directors of the Board then in office, designate one or more committees consisting of three (3) or

more Directors of the Board to serve at the pleasure of the Board.

ii. Art & Wellness Committee (David S./Kanishka/Jeff)
    1. Art & Wellness Committee met twice and listed goals to support programs supporting students' health.
    2. Discussed the opportunity to host a line dancing night Oct. 30th in the OSU Ballroom 6-8pm, with a Halloween theme.
    3. Shared a proposal for committee: https://docs.google.com/document/d/17YFlMs91yE7pnJhz9JqNP5-CEcd4oQJVIoaDDkorXL8/edit?tab=t.0
        a. Fall - Focus on Wellness
        b. Spring- Focus on Art

    Jeff motions to establish Art & Wellness as an OSU Board Advisory committee for 2026-2027.
    Skylar seconds the motion
    The motion passes **12-0-0 at 1:28 PM**

iii. Engagement Committee (Alumni focus) (David O./Inara/Jeff)
    1. Have not yet met, but organized a survey for East Campus students that David has been sharing. This is included on the public Google Drive, along with a report.
    2. Shared a proposal for committee: https://drive.google.com/file/d/1AJEifKuMvrfxNYLZ6soz3GpUy-YNOdLk/view?usp=sharing
    3. Adan motions to approve the Engagement Committee as an OSU Board Advisory Committee for 2026-2027.
    4. Savanah seconds the motion
    5. The motion passes **11-0-1 at 1:40 PM**

c. OSU Board Speakers
    i. OtterCare, Amy Zamara confirmed for November 6th OSU Board Meeting.

1:41 PM

F. OSU Suggestion Box - *The suggestion box is a small box at the front desk of the OSU (and virtually) where students can submit suggestions to be taken into consideration by our board.*

a. 7 suggestions for Dining, asking about bringing Sono back to the OSU. Suggestions were also received to extend hours in the OSU to 1am and for food delivery robots. Information regarding dining suggestions will be forwarded to the Campus Dining team.

1:43PM

VI. OC3 Updates

Rudy Medina, Director-OC3, Presents

G. Upcoming Events and Information

a. Staff Introductions
b. Werk Witch- Tickets drop today at 6pm. At 7pm Friday, October 9th
c. Alcatraz Sunrise Gathering for Indeg
d. FilAm
e. Affinity Center Otter Thursday
f. Dia de los Muertos
g. Dia de los Muertos Otter Thursday
h. Dia de los Muertos Ceremony

H. Affinity Centers

a. Day with the Panthers 10/22
b. LGBTQ+ Summit 10/23
c. Native Center

1:49PM

VII. OSU Updates

Jeff Rensel, Director-OSU, Presents

I. Updates for events and happenings for the OSU

a. We've hosted several successful events to begin the Academic Year. This includes Otter Thursday, Wonderfil Refill Day, and Family Friendly Movie Night. Through these events hosted between Aug. 21st and Sept. 24th, we've engaged with 1,835 attendees.

b. RAFT Weekend is scheduled for Oct. 8-11 with signature events occurring on Friday, Oct. 9th - Werk Witch, Saturday Oct. 10th - Monte's 5K/MB Madness (RAFT Carnival), and Sunday, Oct. 11th - RAFT Brunch.
    i. We need volunteers for Monte's 5K
    ii. Volunteer link: https://docs.google.com/forms/d/11wiyxLg7_Q_F0yi2IqMns87Cg9MsiKiNB6UUs82BaTY/edit
    iii. The OSU Board has participated as volunteers or runners.
c. The OSU 5th Anniversary is celebrated this year. We will be taking over Otter Thursday on Thursday, Oct. 15th from 11:30 - 1:30. We have postcards, we are partnering with StickerZoo, and will have a sheet cake to celebrate. OSU Board participation is needed.

J. The OSU will be sending a delegation, including student assistants, to the ACUI Region 1 Conference at Cal State University San Bernardino on November 12-14, 2026.

K. Additional events
a. The Otter Esports Lounge continues to be busy with nightly visits. The Ruler of the Raft - Super Smash Bros. tournament was held on Thursday, Oct. 1st and had great attendance and engagement.
b. Veterans Services has reached out and would like to host the Veterans Ceremony as part of Otter Thursday on Thursday, November 12th, 2026.

L. OSU Board Highlights - OSU Marketing and Design Team would like to highlight the OSU Board and will be sending out an email with details.

1:53 PM

VIII. ANNOUNCEMENTS

M. Documents OSU Board Documents

1:55 PM

IX. ADJOURN

Adan motions to adjourn the meeting.
Inara seconds the motion.
The motion passes **12-0-0** at **1:56 PM**.
Meeting adjourned at **1:56 PM.**

*Electronic submissions of agenda items:

- Email Secretary at secretary@otterstudentunion.org
- Include in the subject line "OSU Agenda Item"
- Provide title for the agenda item
- Provide a brief description of the agenda item
- Provide the name of the individual who will present the agenda item or a designated appointee
- If applicable, provide an attached written proposal for the item

Legal Compliances Notices:
In compliance with the *Gloria Romero Open Meetings Act of 2000, California Education Code 89306.*(a) (1), any member of the campus community or public shall have the ability to directly address the OSU Board on any item on the agenda. Participation beyond addressing the committee more than once may be regulated if necessary in the interest of time.

In compliance with the Americans with Disabilities Act (ADA) of 1990 (42 U.S.C. Sec. 12132), if individuals need special assistance to access the OSU Board of Directors Meeting location or otherwise participate in the meeting, including auxiliary aids or services, please contact the Secretary at secretary@otterstudentunion.org. Notification at least forty-eight (48) hours prior to the meeting will enable the OSU Board of Directors to make reasonable arrangements to ensure accessibility to the meeting.

In compliance with the *California Public Records Act aka CPRA (California Government Code 7920.000 et seq)*, this agenda packet and all meeting materials distributed during this public meeting shall be made available upon request and if requested, in an appropriate alternate format to accommodate a person with a disability.

Report to the OSU Board — Audit Committee Meeting, September 23, 2026

All figures and quotes are cited to their sources in section 12. Prepared for the OSU Board meeting, October 2, 2026. Presented by David Orta, student director and the Board's representative on the Auxiliary Audit Committee. Source material can be found from AAC's official audit documents and OSU Policies and communications. A temporary folder by the student representative can be accessed here on Google Drive.

From: David Orta, student board member — OSU's representative on the Auxiliary Audit Committee
Audit committee meeting: Wednesday, September 23, 2026, 11:30 AM–12:31 PM PT, Zoom
Presented to the OSU board: October 2, 2026 — addressed to the board members sitting in the room today.

How this report is written: every person, organization, and term is explained the first time it appears, right where it appears — in plain language, written so any student can read it. Every claim about what someone said is cited to the document, the meeting, and the transcript line.

1. The setup — read this first

What the Auxiliary Audit Committee is: a joint committee that oversees the yearly independent financial checkups of the three campus nonprofits described below. Per OSU's bylaws — our rulebook — the board's audit-committee member sits on this joint committee.

The committee is deliberately independent of management. As Jeff Rensel put it at the August board retreat: *"Skylar and I cannot be on the audit committee because… we're the one submitting the budget, and the audit's on the budget."* The people who write the budget don't get to oversee the audit of it. That is why the questions in that room come from the board's representative and not from the staff who prepared the numbers.

The three organizations (all legally separate nonprofits that exist to serve the campus — called auxiliaries; the university's own books are not part of these audits):

Organization	What it is	Headline numbers
The Otter Student Union (OSU) — us	Runs the student union building on student-fee money. Earns rent from the Corporation for the bookstore and dining space in our building, and pays the Corporation to do our accounting.	About **$1.92M** in, **$2.07M** out; roughly **$1.5M** of income is the $700 student fee. Rent in: **$156,716/yr**. Accounting paid out: **$63,652/yr**.
University Corporation	The campus business arm: dining and retail across campus (dining commons, Otter Express, library café, bookstore, the OSU food spot — Otter Kitchens is Chartwells, contracted through the Corporation; Follett runs the bookstore), plus student housing. Receives federal grants (taxpayer money — why it also gets a separate federal audit) and donations. Lent OSU about $12M to build the union.	About **$94M** revenue, **$237M** assets. Federal grants **$18.76M**.

Organization	What it is	Headline numbers
Foundation	The fundraising arm. Donor money invested in an endowment (a large invested fund where the earnings, not the principal, get spent).	About **$69M** assets, **93%** donor endowment. Scholarships paid: **$1.34M**. 1% management fee: **$479,000**.

Each organization gets its own audit every year, and the committee reviewed all of them on September 23. The Corporation also gets the **Single Audit** — the separate federal audit of its $18.74M in federal grant spending.

Key terms

Term	Plain meaning
Audit	An independent check of an organization's financial statements. A licensed outside firm verifies the books are *fairly presented* — the accounting is honest. An audit does **not** judge whether the money was well spent. A clean audit means the numbers are accurate, not that the numbers are good.
Unmodified opinion	The best audit outcome; the financial statements are fairly presented.
Material weakness	A gap in accounting controls big enough that a major error could slip through undetected. None were found this year.
Single Audit	A separate audit federal law requires whenever an organization spends enough federal grant money. It checks federal dollars were spent according to federal rules. Here, it is the Corporation's audit — it spent the federal money.
Going-concern review	The auditor's required check on whether an organization can keep operating. By rule it only looks **12 months** ahead.
Quorum	The minimum number of voting members who must be present for any vote to count.
Net position	What's left after subtracting what an organization owes from what it owns — its net worth.
Closed session	The private part of a meeting where management leaves and the auditors speak freely to the committee.

2. The 30-second version

In one breath

On September 23, the committee accepted all four audit reports: an independent firm verified that all three organizations' financial statements are accurate, found no major accounting problems, and found no misspent federal grant money. I asked four questions. The big unresolved item: the repayment deal for OSU's ~$12M construction loan was never independently validated by anyone outside the Corporation that lent the money, and the chair has committed to sharing the actual document. Meanwhile OSU's own finances have shrunk three years running. This report covers what happened, what it means for students, what's still unanswered, and the recommendations I am bringing to this board today.

3. The cast — who was in the room, and who wasn't

Voting members of the committee

Person	Role and relevance
Shauna Lyons (chair)	CSUMB administration (Associate Vice President for Finance) — not an employee of any auxiliary. Co-created the OSU–Corporation loan repayment deal with Jeff Rensel and Maddison Burton.
David Orta (me)	OSU's board representative (Inara Cruz-Boone is the backup).
Arlene Haffa	Community/university appointee, not auxiliary staff.
Christina Taylor	Community/university appointee, not auxiliary staff. Joined while sick — without her, there would have been no quorum.
Deborah Sober	Montage Health (a local healthcare organization). Absent, on business.

Presenters and guests

Person	Role and relevance
Jeffrey Ehlers	The outside auditor, from **Windes**, an independent accounting firm the auxiliaries hire and pay. He does not work for any of the three organizations — that is the point of hiring him. He verifies the statements; he doesn't set budgets or recommend spending.
Sherry Baggett	University Corporation Controller (head accountant).
Maddison Burton	University Corporation Associate Executive Director; co-created the loan repayment deal.
Scott Machado	Foundation Senior Director of Development (the fundraising side).
Jeff Rensel	OSU Executive Director (runs the union day-to-day). Present throughout — camera off, did not speak.
Inara Cruz-Boone	OSU board Vice President and parliamentarian (interprets the bylaws, confirms quorum). Present throughout — camera off, did not speak.
Eric Peterson	Outside attendee, from Driscoll's (the berry company); present but silent.
Nancy Ayala	Staff coordinator for the committee.

Not on the committee, but relevant: Melissa Jarnagin, CSUMB's Chief Financial Officer. She wasn't at the audit meeting and wasn't expected to be — she's not on the committee. She matters because at the June 5 OSU board meeting, during the budget discussion, she disclosed that a large share of student fee money sits on the campus's central books and had never been shown to the board. That is the disclosure behind section 10 of this report.

4. What the committee did on September 23

Two votes, both passed, no discussion on either:

1. **Approved the June 15, 2026 minutes** — the written record of the last meeting. Routine.
2. **Accepted all four draft audit reports** (the OSU audit, the Corporation audit, the Foundation audit, and the Corporation's Single Audit) so Windes can finalize them for the **Chancellor's Office** (CSU system headquarters, overseeing all 23 campuses) before a Friday deadline. One catch on the Single Audit — the Corporation's federal-grant audit: it was accepted **conditionally**. The federal government's rulebook for it (called the "compliance supplement") still hasn't been released. Plain version: the committee said yes, but

if the rulebook changes anything when it comes out, that report comes back for another vote.

The meeting was rushed throughout — the time crunch was announced at the start, 204 pages were presented in about 50 minutes, and there was no closed session.

5. What the audits found — in plain language

The headline

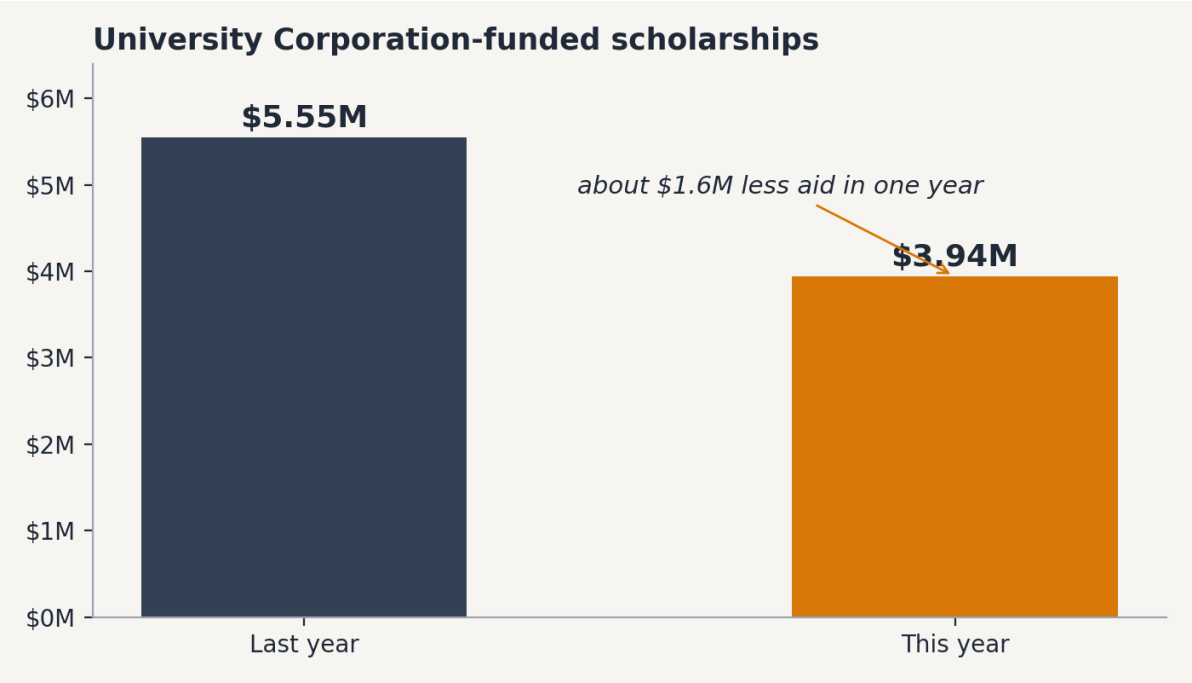
All four audits came back with an **unmodified opinion** — the best outcome. Translation: the independent firm verified the financial statements are accurate. **No material weaknesses** — no major gaps in the accounting controls. **No significant deficiencies, no compliance violations.** The Single Audit had **zero findings** — no misspent federal money flagged. And remember what an audit doesn't do: none of this means the money was well spent. It means the numbers are honest.

OSU — us

Number	What it is	Why students should care
$895,532	Net position (net worth)	Down from **$1.54M** two years ago — a drop of about **42%**, the **third straight annual decline**.
~$150,000 loss	Operating result	Revenue ~$1.92M, expenses ~$2.07M — we spent more than we took in.
$1.29M, –~21%	Cash, one-year change	Less cushion every year.
–$343,000	Day-to-day cash flow	Was **+$395,000** last year. Operations now burn cash instead of generating it.
$1.06M	Cash above the bank's insured limit	If that bank failed, this much student money would be at risk.
~$12M owed	Construction loan to the Corporation	Repayments rise and fall with enrollment — see sections 9 and 11.

University Corporation

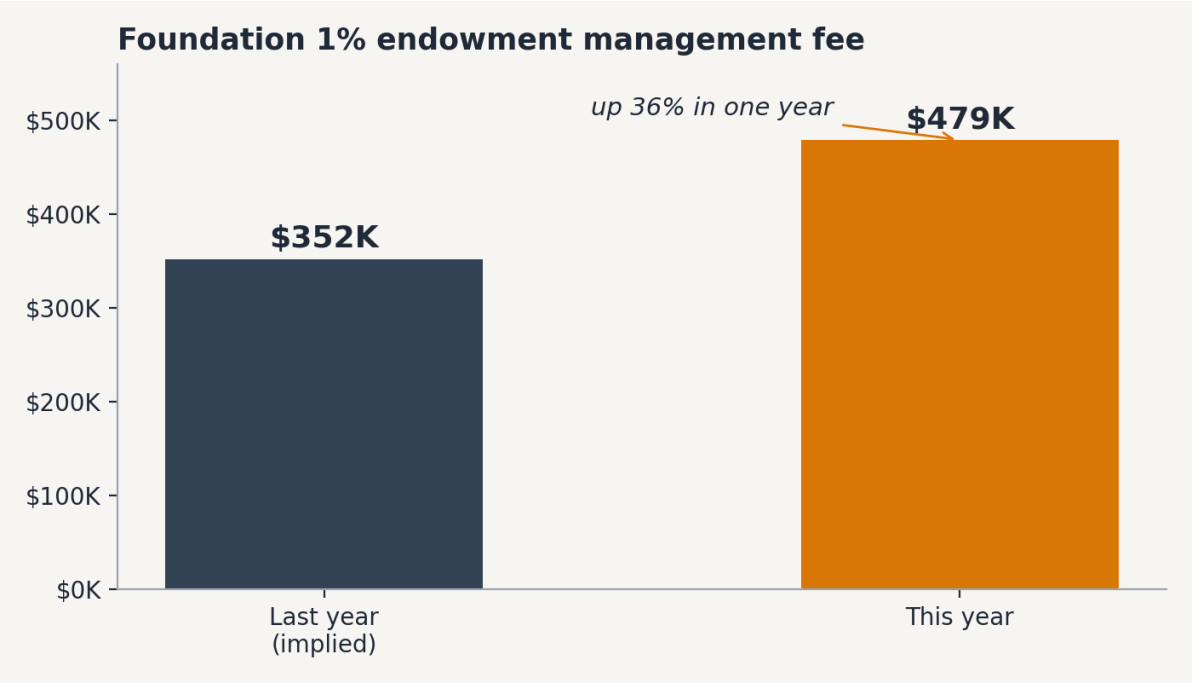
Net position **$84.25M** (up 13.3%). Federal grants **$18.76M**, down **12.6%**, with further declines expected. Gifts **$12.62M** (up sharply). But Corporation-funded **scholarships fell from $5.55M to $3.94M** in one year — about $1.6M less in student aid, while federal grants are also declining. That is real aid money that disappeared, and it is one of the unanswered questions in section 8 of this report.



The Corporation borrowed **$16.2M** in short-term loans to renovate **Gavilan Hall** (a student housing building), then converted that into **$19.34M** in long-term **bonds** at 4.29% interest. A bond is money borrowed from investors and paid back with interest over many years — like a mortgage. Why students should care: the payments are about **$1.24M a year starting November 2027**, and that money has to come from somewhere. If it comes from housing revenue, it's student rent dollars covering construction debt. Whether it will is one of the unanswered questions in section 8 of this report.

Foundation

Net position **$69.17M** (up 16%), overwhelmingly investment gains (**$6.76M**). Scholarships **$1.34M** (up 8.4%) — more aid paid, which is good. But the Foundation charges a **1% management fee on the endowment: $479,000** this year, up 36%. Why students should care: that fee comes off investment earnings *before a single scholarship is paid*. Every dollar of fee is a dollar that doesn't become a scholarship. Who decided 1% is the right number is one of the unanswered questions in section 8 of this report.



The Foundation's fixed error: Last year, when the Foundation moved its investments to a new firm that holds them — **Schwab** (think of it as the bank account where investments sit) — some investment transactions, money moving in and out during the transfer, didn't get recorded in the books. The financial statements had to be corrected and re-released. This year, Jeffrey Ehlers checked the new process directly: he verified the investment records are complete, reviewed the new procedures with the investment advisor, and traced the full year's activity. The problem is confirmed fixed.

Single Audit: $18.74M in federal expenditures, zero findings. Note: the Corporation did **not** qualify as a **"low-risk auditee"** this year — that is the label that lets auditors do *less* testing, so not having it meant they had to test *more*. Whether that extra testing raises next year's audit fee is one of the unanswered questions in section 8 of this report.

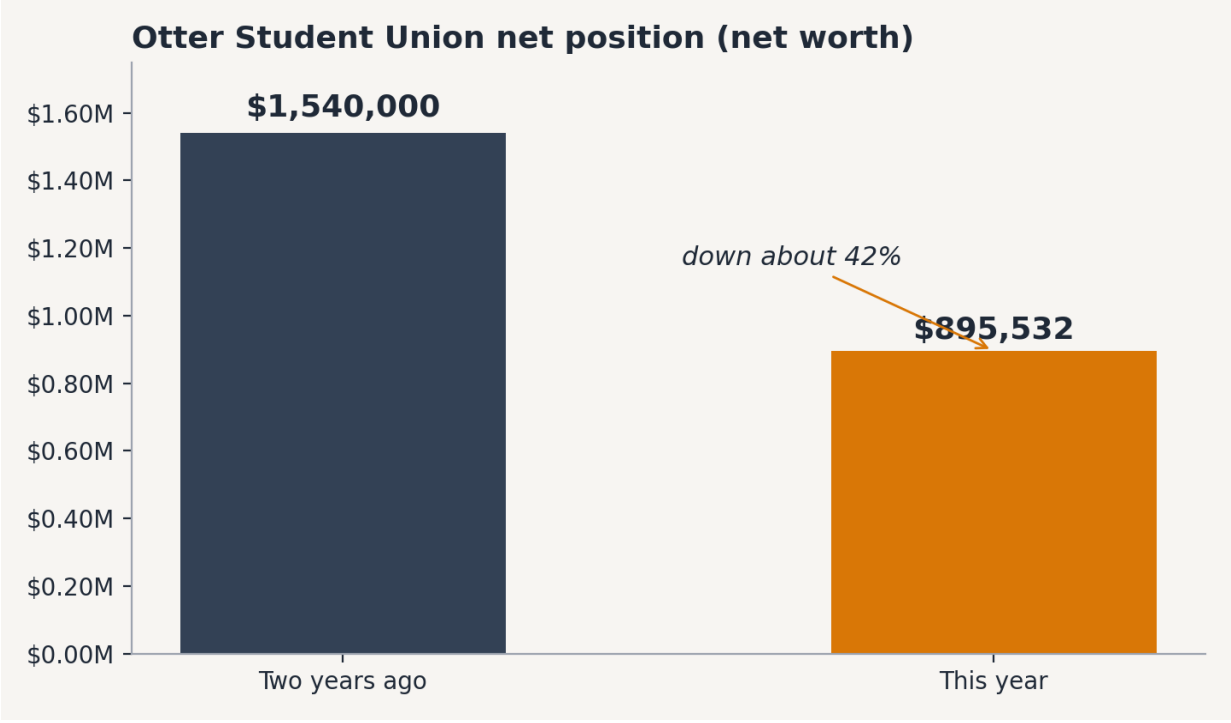
6. What I asked on our behalf

Question (what I asked, and why it matters)	The answer
1. The Corporation's housing program. The audit shows the Corporation holding about $1M in housing assets and selling roughly 4 homes a year at around $500,000 each. What exactly is this program? *Why it matters: students should know what the Corporation does with its property — assets built with campus resources.*	From the Corporation's finance team: it's a faculty/staff housing program — homes for employees as a recruitment and retention tool, with the university keeping repurchase rights. The Corporation also holds 67 for-sale homes in East Campus plus rental units.
2. Proving the Foundation's error is fixed. What did you actually test to prove last year's unrecorded-investment problem is fixed — not just that new procedures exist on paper? *Why it matters: a fixed problem is only fixed if someone verified it.*	Jeffrey Ehlers (Windes): he tested that the investment records are complete, reviewed the new procedures with the investment advisor (Marquette), and traced the full year's investment activity from year-end to year-end. Satisfactory.

Question (what I asked, and why it matters)	The answer
3. OSU's shrinking finances. Net position falling three years straight, $1.54M to $895,532, expenses exceeding revenue by about $150,000 this year. In your going-concern review, did anything come close to flagging substantial doubt about OSU? *Why it matters: students deserve a straight answer on whether the organization running their building is financially stable.*	Jeffrey Ehlers (Windes): No — but only for the next 12 months. The going-concern review answers "can OSU pay its bills this year," not "is a three-year decline sustainable." The trend is the problem, not this year.
4. The loan agreement. Our 26/27 budget says OSU will repay its $11.89M Corporation construction loan under the enrollment-driven MOU with minimum thresholds and repayment caps, $439,000 budgeted for 26/27. Where can this committee see that memo — the actual document, not the summary — and who outside the Corporation reviewed whether those thresholds and caps really protect OSU if enrollment drops hard? *Why it matters: a ~$12M obligation paid with student fee money, approved without ever seeing the document.*	**Not answered in the meeting.** Shauna Lyons said she personally created the MOU, that Windes only reviewed Corporation-side revenue and never independently validated the thresholds or caps, and deferred for the deadline. At adjournment she committed on the record to share the actual document. Full citation in section 9 of this report.

7. OSU's trajectory — the honest read

The facts, without spin. Net position went **$1.54M down to $895,532** in two years — down about 42%, the third straight annual decline. Translation: the organization's net worth has nearly halved. **$1.92M** came in, **$2.07M** went out — we spent $150,000 more than we earned. Cash fell **~21%** in one year. Day-to-day cash flow flipped from **+$395K to –$343K** — last year operations generated cash; this year they burned it. **$1.06M** sits above the bank's insured limit. And roughly **$12M** is owed on a loan whose repayments rise and fall with enrollment.



Is OSU in a financial crisis? **Not this year** — bills are covered, the audit is clean. But the auditor's 12-month going-concern test is designed to catch imminent collapse, not slow decline. Three years of shrinking reserves, negative cash flow, and a $12M enrollment-linked loan is a **crisis trajectory if nothing changes**. At this pace, the conversation stops being "are we declining" and starts being "which programs and services get cut" — and those are students' programs and services. This board should treat OSU's finances as the top strategic issue, not a back-office one.

8. Questions still on the table — worth asking, not yet asked

I went in with 11 prepared questions and got to ask 4 before time ran out. The rest are still live:

Question	To ask	Why it matters for students	Status
Will the Gavilan Hall debt raise rents?	Sherry Baggett or Maddison Burton (Corporation)	$1.24M a year in bond payments from November 2027 has to come from somewhere — if it's housing revenue, that's students' rent covering construction debt.	Not asked yet
Who set the Foundation's 1% fee?	Scott Machado (Foundation)	$479,000 comes off investment earnings before a single scholarship is paid, up 36% in a year. Who decided 1% is right, and when was it last benchmarked?	Not asked yet
What's the $10.1M nursing-program advance buying?	Sherry Baggett or Maddison Burton (Corporation)	The Corporation received $10.1M upfront from the Montage Health Foundation to run the School of Nursing. Students deserve to know what's promised — and what protects it if the program changes.	Not asked yet
Why isn't the Corporation "low-risk," and does it cost more?	Jeffrey Ehlers (Windes)	Extra required testing takes auditor hours, and auditor hours are paid from the same pot as everything else.	Not asked yet
Where did $1.6M in scholarships go?	Sherry Baggett (Corporation)	Corporation-funded scholarships fell $5.55M to $3.94M in one year while federal grants decline. Which programs, jobs, and aid dollars are exposed — and what's the backup plan?	Not asked yet
Does a management letter exist?	Jeffrey Ehlers (Windes)	The agenda listed Management Letter Recommendations — the auditors' "could be better" suggestions, often where the practical fixes hide — but no letter was in the read-ahead packet.	Not asked yet

Question	To ask	Why it matters for students	Status
The budget this board inherited	Shauna Lyons — raised in this report (recommendation 7)	Only ~$196 of each student's $700 reaches OSU operations; the $150,000 reserve sits below the board's own ~$188,000 policy minimum; the board still hasn't confirmed full visibility into the centrally-held fee funds since June. Plus: June showed ~$6.22M collected (8,880 × $700); at the August retreat Jeff Rensel said "about $4 million collected, about three quarters to bond payments." Which is it?	Raised through recommendation 7
The closed-session question that never happened	Jeffrey Ehlers (Windes)	There was no private session with the auditors — so "is there anything that didn't rise to a formal finding that a student rep should know?" never got asked.	Not asked yet

9. The loan agreement — two tellings, both cited

Telling one — June 5, 2026, OSU board meeting (budget and loan discussion). Jeff Rensel told the board that Shauna Lyons *"has really taken the lead, working with myself and Madison to help create this new MOU and this repayment plan,"* describing it as *"based on what we're able to do to ensure that we're not taking away from the operations of the building"* and *"set up for the success of our auxiliary unit, not in a detriment to it"* — a loan that adjusts if enrollment drops.
Source: OSU_Board_Meeting_Summary_transcript.txt, lines 218 and 272.

Telling two — September 23, 2026, audit committee meeting. When I asked who *outside the Corporation* had validated the enrollment thresholds and repayment caps, Shauna Lyons said: *"I'm the one that actually created the MOU and looked at all of the revenue sources… So all that Windes did was look at the information that's held on the corporation side for OSU."*

Source: meeting-transcript.txt, ~56:58; speaker labeled "Speaker 2," the chair.

What the board was not told in June: no one outside the Corporation ever independently validated those terms. The "protective" framing rests on the same team's analysis that wrote the agreement. The board deserves to know that.

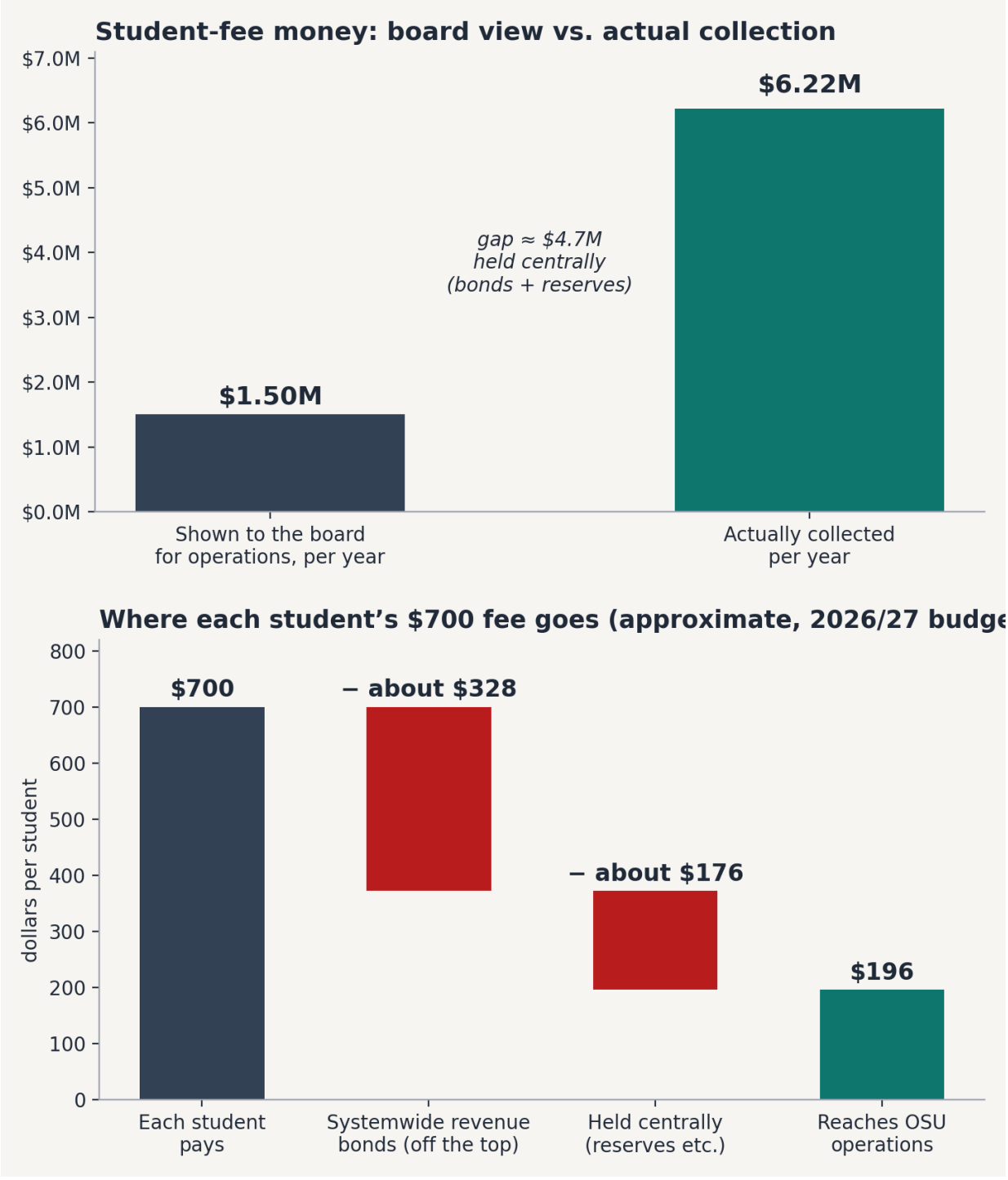
Where it stands: at adjournment, Shauna Lyons committed on the record to share the actual MOU document with the group. I emailed her directly requesting the document **plus written background** on how the enrollment thresholds and repayment caps were set — what revenue sources were reviewed, and how the terms hold up if enrollment drops — and a copy of the meeting transcript for reporting accuracy. If the document doesn't arrive, recommendation 8 below proposes putting it on the November audit committee agenda.

10. The money the board never saw — with the numbers

At the June 5, 2026 OSU board meeting, during the budget discussion, CFO Melissa Jarnagin told the board: "there is a good chunk of money that's sitting on the campus's books… it was never really known to the board or the organization that that money was held centrally… the 1.5 million was put in as revenue for the operations, but we had the flexibility to do more based upon the total amount we were receiving from the

students every year." *Source: OSU_Board_Meeting_Summary_transcript.txt, line 248.*

She gave no dollar figure for the centrally-held amount. Here are the numbers from the documents: **what the board was shown, year after year:** ~$1.5M in student-fee revenue for operations. **What was actually collected:** ~$6.22M (8,880 students × $700, per the 2026/27 budget proposal). **The gap:** roughly **$4.7M** held centrally on the campus's books — for building bond-debt payments, debt-service reserves, and capital reserves (painting the building, major repairs). The $4.7M is my arithmetic from those two cited figures, not a number Jarnagin stated.



The waterfall above is approximate: about $328 per student goes to CSU systemwide revenue-bond payments (a separate debt from the Corporation construction loan), about $176 is held centrally, and about $196 of each $700 reaches OSU's

operating budget. Figures from the 2026/27 OSU budget proposal; see section 12 for the exact documents.

The pattern: the June meeting was the *first* time the board saw the full student-fee picture. The September audit meeting was the *first* time the board learned the loan terms were never independently validated. The board keeps getting its first real look at student money, piece by piece, years after the fact. That's not an accusation — it's the reason this board should keep asking "what else haven't we seen?"

11. Recommendations to the Board

These recommendations are submitted to the Board by David Orta, the Board's representative on the Auxiliary Audit Committee, for the Board's consideration and action. Reminder note: At the August retreat, Jeff Rensel told this board: *"You're my boss"* — and that the board sits at the top of the OSU org chart. Directing the Budget Committee to carry out the work below is the Board doing its job, not overreach. Each recommendation is framed so every member of this board can support it for **fiduciary diligence** (the Treasurer's domain), **student-welfare protection** (the student and faculty members' domain), and **operational excellence** (the staff's domain).

1. Fair-price check on the accounting contract. It is recommended that the Board direct the Budget Committee to obtain competing quotes — or benchmark against what peer auxiliaries pay — for the $63,652-a-year accounting services contract with the University Corporation (per the OSU audit notes, agreement effective July 1, 2026). Every dollar verified as well spent on administration is a dollar confirmed available for student programs. If we are overpaying, renegotiate or bring the work in-house.

Owner: Budget Committee (Jeff Rensel and Skylar Walters) | **Due:** Report back: November board meeting

2. Market-rent comparison for our own building. It is recommended that the Board direct the Budget Committee to commission a market-rent comparison for the $156,716 a year the University Corporation pays OSU for the bookstore and dining footprint in our building, and to inventory every square foot of the building as revenue-generating or not. If we are undercharging, that is student money left on the table every month.

Owner: Budget Committee | **Due:** Report back: November board meeting

3. Study what bringing services in-house would cost and save. In April 2026 the Corporation brought property management in-house across hundreds of rental units plus 67 HOA properties — turning a cost center into a capability, documented in its own public audit. It is recommended that the Budget Committee study what is visible in those public filings, determine what an OSU version would cost and save — starting with the $63,652 accounting contract — and bring this board a real proposal on how to save and make money to bridge financial gaps.

Owner: Budget Committee | **Due:** Proposal due: November board meeting

4. A five-year financial model. It is recommended that the Board direct the Budget Committee to produce a five-year financial projection under multiple scenarios (enrollment up, flat, or down; fee flat or adjusted; the loan repayments in each case). The auditor's going-concern review looks only 12 months ahead and will never warn us about a slow decline in time to act. The board cannot govern a trajectory it cannot see.

Owner: Budget Committee | **Due:** Due: November board meeting

5. A reserve rule, not a wish. It is recommended that the Budget Committee draft a reserve-replenishment rule — for example, a fixed percentage of any operating surplus goes to reserves until the policy floor is met — and bring it to the Board for a vote. OSU currently holds $150,000 against its own policy floor of roughly $188,000 (one month of operating expenses). *- OSU Policy Manual, Sect. 2, document no. 292618*

Owner: Budget Committee to draft; Board to vote | **Due:** Vote in November

6. Insure the uninsured cash. It is recommended that the Board direct the Budget Committee to confirm whether the $1.06M of OSU funds above the bank's insured limit sits in sweep or ICS arrangements (structures that spread deposits across banks so the full amount is insured); if not, the funds should be

moved this quarter. One bank failure should never be able to endanger student money.

Owner: Budget Committee | **Due:** Confirmed by the November board meeting

7. Take up long-term fee sustainability today. It is recommended that the Board take up "long-term fee sustainability" as a discussion item today — including reconciling the two fee totals now on the record ($6.22M collected in the June budget figures, 8,880 students at $700 each, versus "about $4 million collected, about three quarters to bond payments" at the August retreat). **This is not a proposal to raise fees; it is a proposal to model the future so students see the math before it becomes an emergency.** Only about $196 of each student's $700 reaches OSU's operating budget, and the fee stays flat while costs rise.

Owner: Full board | **Due:** Discussion today

8. Put the loan agreement on the November audit agenda if it has not arrived. The written follow-up to Shauna Lyons requesting the OSU–Corporation loan MOU document and the background on its enrollment thresholds and repayment caps was sent September 23 and confirmed September 25; as of this meeting, the materials had not arrived. It is recommended that, if the document has not arrived, the Board place it on the November agenda of the Auxiliary Audit Committee so the Committee can review the document and the written background at that meeting.

Owner: Board / Auxiliary Audit Committee | **Due:** November audit committee meeting

Watch item

The Single Audit was accepted **conditionally**, because the federal compliance supplement (the federal rulebook for that audit) had not been released. If the released rulebook changes anything, that report returns to the Auxiliary Audit Committee for another vote.

Recommendations at a glance

#	Recommendation	Owner	Due
1	Fair-price check: $63,652/yr accounting contract	Budget Committee	November report
2	Market-rent comparison: $156,716/yr lease income	Budget Committee	November report
3	Study an in-house move (public-filings analysis)	Budget Committee	November proposal
4	Five-year financial model, multiple scenarios	Budget Committee	November meeting
5	Reserve-replenishment rule (floor ~$188,000)	Budget Committee; Board votes	November vote
6	Insure the $1.06M above the bank's insured limit	Budget Committee	Confirmed by November
7	Long-term fee sustainability (reconcile $6.22M vs $4M)	Full board	Today
8	MOU on the November audit agenda if not received	Board / Audit Committee	November

12. Sources

• The four draft audit reports, agenda, and June 15 minutes from the committee read-ahead package (7 documents, ~204 pages), in the September 23, 2026 audit meeting folder: the agenda and read-ahead materials PDF; the OSU draft audit; the Corporation draft audit; the Foundation draft audit; the Single Audit draft; the June 15 minutes.
• September 23 audit committee transcript (meeting-transcript.txt, recorded via Otter AI). Note: Otter's speaker labels are unreliable — it recorded externally, not from inside the meeting. Vote outcomes and my questions are confirmed from my own

account. Attendance correction: Jeff Rensel and Inara Cruz-Boone were present (cameras off, silent).
• June 5, 2026 OSU board meeting transcript (OSU_Board_Meeting_Summary_transcript.txt) — source for the MOU's origin story (lines 218, 272), the fee-waterfall explanation, and the centrally-held-funds disclosure (line 248). Note: Otter speaker labels are unreliable throughout.
• August 29, 2026 OSU board retreat transcript (OSU_Board_Retreat_-_Fall_2026_transcript.txt, morning session) — source for the audit-committee independence rule, Jeff Rensel's "you're my boss" statement (line 749), and the fee-total discrepancy.
• 2026/27 OSU budget proposal (OSU_Budget_Proposal_2026-2027.docx.pdf) — source for the $6.22M fee-total figure (8,880 students × $700) and the fee waterfall.
• OSU Bylaws — Section 5.3 (the board's audit-committee member sits on the joint Auxiliary Audit Committee).
• Pre-meeting materials in the same folder: briefing-student-edition.md, briefing-annotated-agenda-v4.md, one-pager-questions.html (11 prepared questions; 4 asked, 7 carried forward in section 8 of this report).
• Charts in this report were drawn from the figures in the cited documents. Chart files: assets/chart-net-position.png, assets/chart-fee-money.png, assets/chart-fee-waterfall.png, assets/chart-scholarships.png, assets/chart-foundation-fee.png.

Not in the materials (as of this meeting)

The OSU–Corporation loan MOU document and the written background on its enrollment thresholds and repayment caps (requested September 23, 2026; promised September 25; not received). The auditors' management letter (listed on the agenda, not in the read-ahead packet). The federal compliance supplement for the Single Audit (not yet released by the federal government). Whether the November Auxiliary Audit Committee agenda will include the MOU — that depends on whether the document arrives first.

ACE (Alumni & Community Engagement) Committee — Charge Statement

Prepared for: the Otter Student Union Board of Directors **Status:** draft for board adoption (October 2, 2026) **Prepared:** October 2, 2026 · **Author:** David Orta, student director

---

Charge statement

Purpose

The **Alumni & Community Engagement (ACE) Committee** is an advisory committee of the Otter Student Union Board of Directors, established under **OSU Bylaws section 5.5 (Advisory Committees)**. Its purpose is to address community engagement & bridge the gap between current students, near-graduates, and CSUMB alumni — so that students approaching graduation are not cut off from the community, resources, and support they had as students.

The committee's founding evidence is its needs survey (*"Help Shape the OSU & Post-Grad Support at CSUMB"*): in the first ten responses (September 7 – October 1, 2026), 60% of respondents felt unprepared for life after graduation, 90% worried about finding a job in their field, and the highest-rated asks were clear guidance on what graduates are at risk of losing and how to protect their access, and direct connections to local employers (survey findings report, section 5 of that report).

**OSU Bylaws section 6.8 (Responsibilities of Student Directors) **states the duty behind this work: student directors are charged to *"Represent, speak out and advocate on behalf of students and their needs and interests."*

Charge

The committee shall:

1. **Evaluate post-graduation student needs** — including housing stability, employment and internship readiness, and determining which campus resources students are at risk of losing at graduation, and how to protect that access — using survey data, student testimony, and university records, and report its findings to the Board.
2. **Develop and recommend programmatic interventions**, including alumni mentorship networks, career and graduate-school workshops, and a dedicated alumni workspace/lounge inside the OSU.
3. **Foster community partnerships** — with local employers, community organizations, and university alumni relations — and, **through recommendations to the Board**, advocate for

campus and auxiliary policy changes that enhance graduate equity (for example, clear written guidance on what graduates are at risk of losing, and grace periods before accounts such as campus email are closed).

The dedicated alumni workspace/lounge

One priority within this charge is a dedicated alumni workspace/lounge: a room or office inside the OSU — the heartbeat of CSUMB — where graduates and near-graduates can work, connect, find housing posts, get counseling, and even be hired, rather than disappearing from campus life at graduation. This is a working hub of excitement, possibility, and belonging — not the end of the student journey, but a route to the future — and also a place to relax and reflect. The full vision and the supporting survey evidence are set out in the committee's findings report (section 5 of that report); the committee's recommendations ask the Board to have OSU management scope the space, its cost, and its staffing.

Membership and authority

- Consistent with **OSU Bylaws section 5.5** — *"The Board may establish one or more advisory committees to the Board, which may consist of no less than three Directors of the Board"* — the committee confirms as its initial lead members: **David Orta** (student director), **Inara Cruz-Boone** (Vice Chair), and the **Alumni Representative** (Carisse Ballard; her seat is temporarily filled during her leave), unless the Board prefers other members in their place. Section 5.5 further provides that *"Each committee shall receive a charge statement from the Board identifying the nature and scope of the committee's function"* — this document is that charge statement.
- The committee should also seat **students, recent alumni, and community members as voting members of the committee**, alongside the Directors. The committee's work runs on the people it serves; members who can vote on committee recommendations are valued and invested. Committee votes shape recommendations only. Two survey respondents have already volunteered to serve in this capacity.
- The committee is **advisory**. Under **OSU Bylaws section 5.5**, it may not exercise the authority of the Board or make decisions on behalf of the corporation; it acts by making recommendations to the Board or the Board's authorized representatives. Committee leads shall be appointed by the Board, and general members are invited by the committee leads.

Reporting and duration

- The committee reports to the Board at regular board meetings and brings written recommendations for Board action.
- The committee currently serves as an ad hoc committee. The needs it was created to meet — post-graduation housing, employment, and lost access — do not expire at the end of a semester, and in the committee's view they already require long-term operation. The committee therefore asks the Board to **continue it as a continuing committee at or before**

June 30, 2027 (the end of the board year) — or sooner, if the Board finds the committee making significant strides — and to review this charge at that time.

Sources

- *OSU Bylaws sections 5.5, 5.7, and 6.8, verified against* `OSU-Bylaws.docx.pdf` *(quoted above).*
- *OSU Board minutes, August 29, 2026 — the committee's establishment; "David Orta, Inara, and Carisse expressed interest in the committee."*
- *ACE committee survey findings report (October 2, 2026) — the survey evidence summarized in the Purpose section.*

ACE Committee - Student Needs Survey

Findings report to the Otter Student Union Board of Directors - October 2, 2026

Report prepared by David Orta, student director, Alumni & Community Engagement (ACE) Committee. **Committee leads:** David Orta and Inara Cruz-Boone. Carisse Ballard, alumni representative, is also a member and is currently on leave. **Privacy:** survey respondents are identified by initials only; contact details they gave voluntarily are held by the committee and are not published.

1. Why this survey exists

Students approaching graduation lose things they depend on: campus housing, campus email, community, and any clear map of what happens next. This board created the Alumni & Community Engagement (ACE) Committee on August 29, 2026 to bridge the gap between current students, near-graduates, and CSUMB alumni. The committee's first step was to ask students directly what they need. **Ten people answered.**

Ten is a small number, and this report does not pretend otherwise. But each respondent is a person with a story - this is a needs survey of human beings, not a poll. Every figure below is given as a percentage *and* a count out of ten, so the board can see both the scale and the honesty of the claim. Quotations are verbatim, including spelling.

The governing documents, in their own words

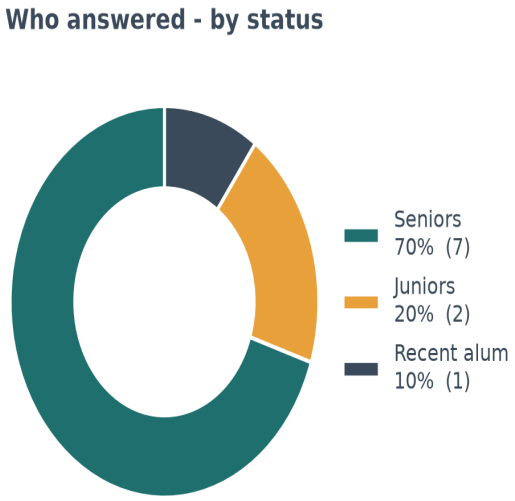
This committee operates under **OSU Bylaws section 5.5 (Advisory Committees)**, which says: "The Board may establish one or more advisory committees to the Board, which may consist of no less than three Directors of the Board." The same section requires that "Each committee shall receive a charge statement from the Board identifying the nature and scope of the committee's function." And **OSU Bylaws section 6.8 (Responsibilities of Student Directors)** charges student directors to "Represent, speak out and advocate on behalf of students and their needs and interests." This survey is that duty, done with data. The recommendations at the end of this report are written to be adopted under section 5.5.

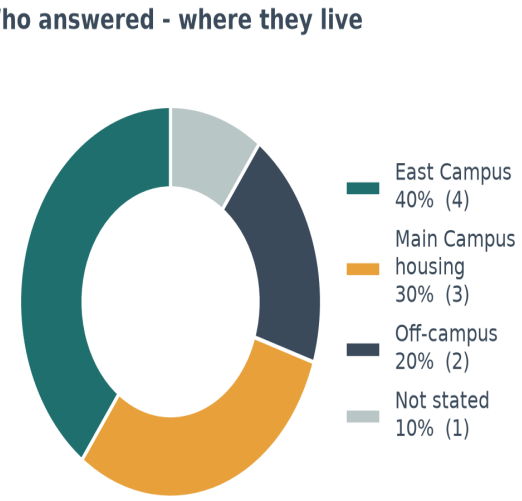
2. Who answered

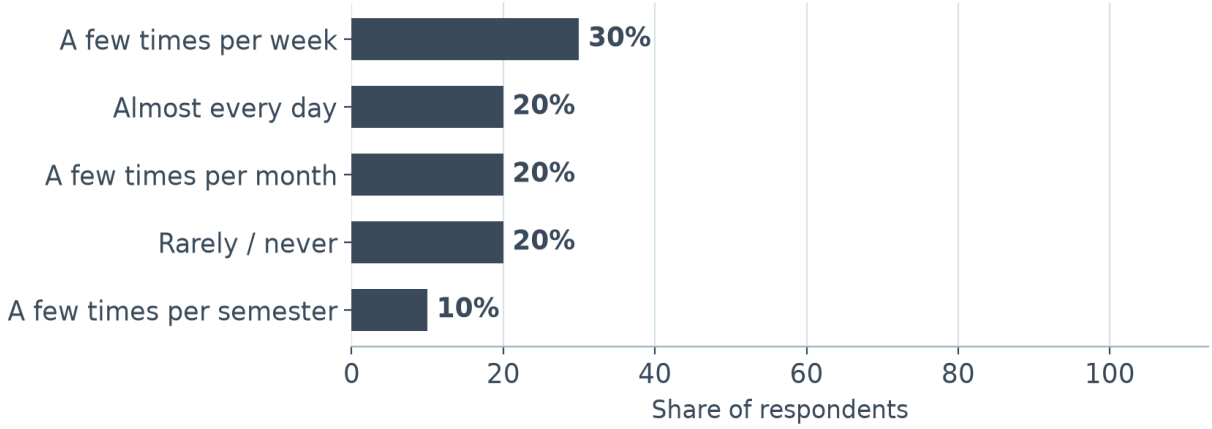
Respondent	Status	Where they live	OSU use	Feels prepared?
U.V.	Junior	East Campus	A few times per week	Neutral / not sure
E.W.	Senior	Main Campus housing	A few times per week	Somewhat unprepared
M.C.	Senior	Main Campus housing	Almost every day	Somewhat unprepared
I.E.	Recent alum	Off-campus (non-CSUMB housing)	Rarely / never	Somewhat unprepared
J.V.	Senior	Main Campus housing	A few times per semester	Somewhat prepared

Respondent	Status	Where they live	OSU use	Feels prepared?
E.J.	Junior	East Campus	A few times per week	Very unprepared
A.C.	Senior	Not stated	Almost every day	Neutral / not sure
A.S.	Senior	Off-campus (non-CSUMB housing)	Rarely / never	Neutral / not sure
A.	Senior	East Campus	A few times per month	Somewhat unprepared
Anonymous	Senior	East Campus	A few times per month	Very unprepared

Seven of ten (70%) are seniors - the people standing closest to graduation. Four live in East Campus housing, three in Main Campus housing, two off campus. Both heavy OSU users (50% come at least a few times a week) and students who rarely or never enter the building (20%) answered. The survey reached across the whole spectrum, which is what a needs assessment is supposed to do.







3. How prepared they feel

60% (6 of 10) feel unprepared for life after graduation - 40% somewhat unprepared, 20% very unprepared. 30% are neutral or unsure. Only **10% (1 of 10)** feels even somewhat prepared. Put plainly: **90% of the students we heard from are unprepared or uncertain, and not one of them feels fully**

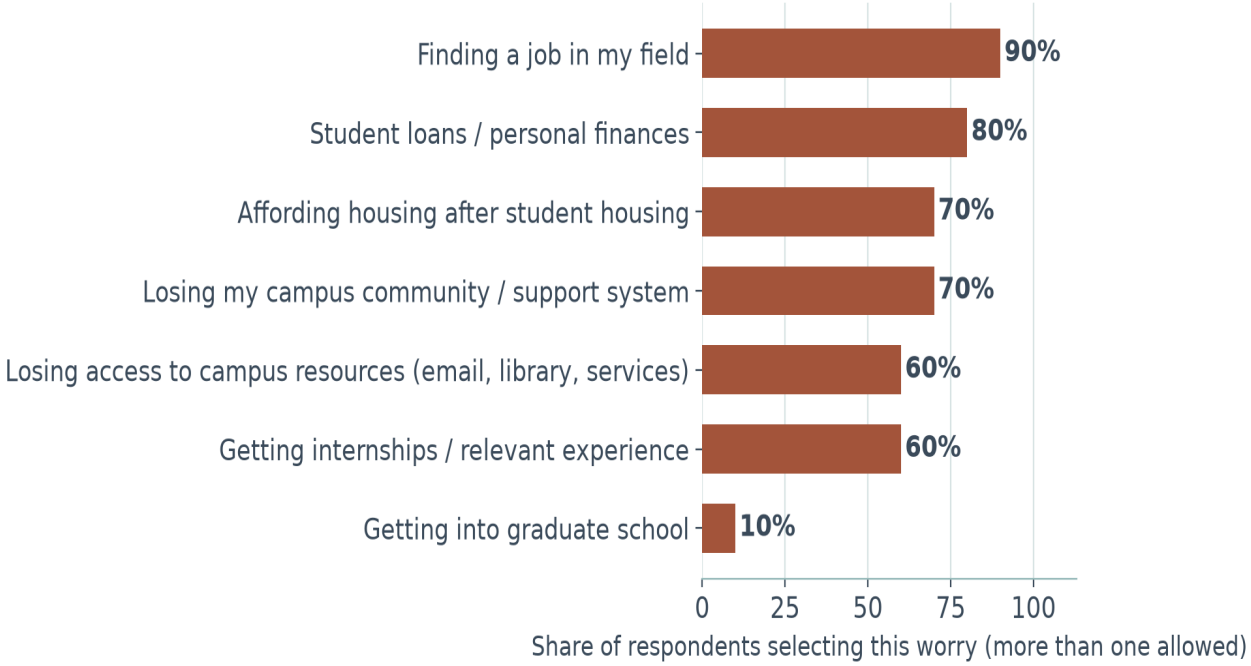
prepared.



One senior, E.W., put a face on the housing fear: "I fear I won't qualify for housing because I don't have a job to prove 3 months of future employment."

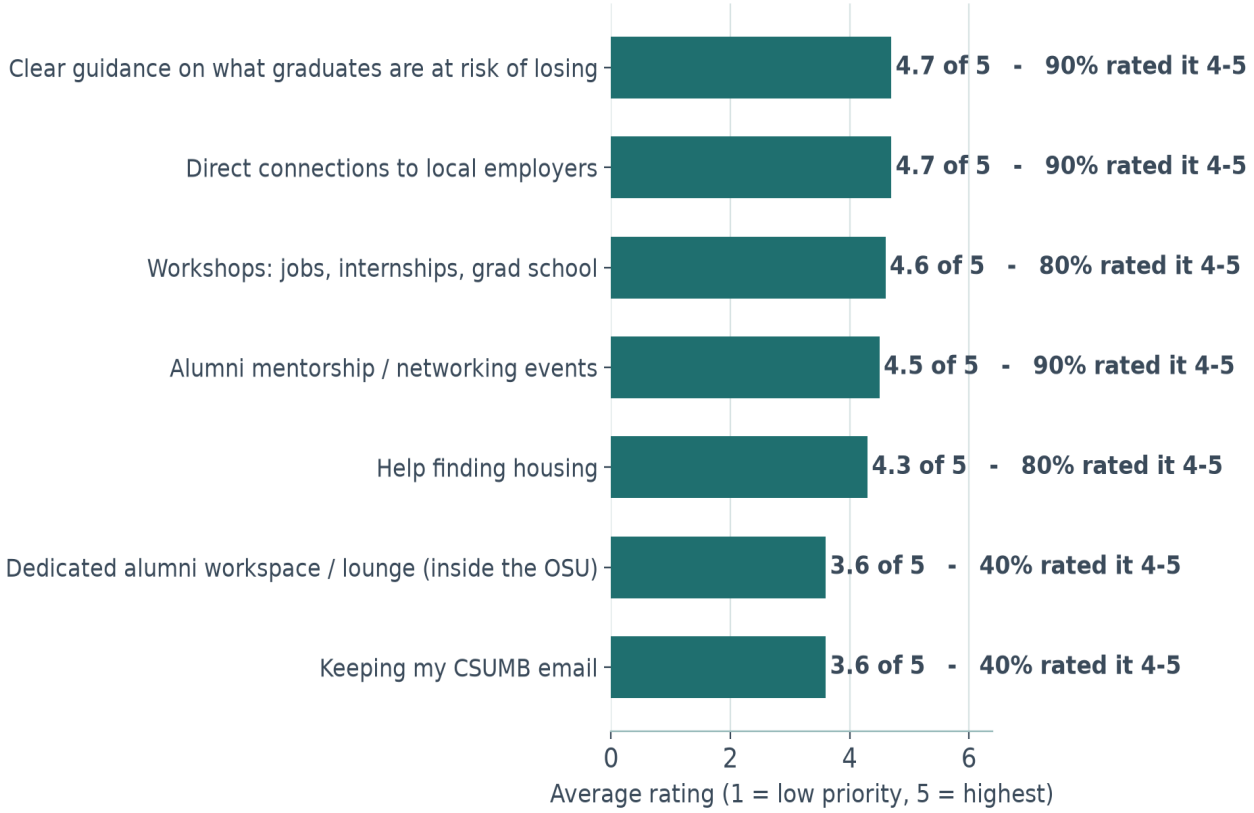
4. What worries them most

Respondents could select every worry that applied to them. **90% (9 of 10)** worry about finding a job in their field. **80% (8 of 10)** worry about student loans and personal finances. **70% (7 of 10)** worry about affording housing after student housing, and **70% (7 of 10)** about losing their campus community. Six in ten worry about losing access to campus resources - email, library, services - and about getting internships before graduating. Two respondents also said they are not sure yet what worries them, which is its own kind of answer.



5. What they want most

Each respondent rated seven proposed supports from 1 (low priority) to 5 (highest). **Not one proposal averaged below 3.6 of 5** - nothing on the list was rejected. The two highest-rated asks, tied at 4.7 of 5 with 90% of respondents rating them 4 or 5, are the cheapest things a university can give: **clear written guidance on what graduates are at risk of losing, and how to protect their access**, and **direct connections to local employers**. Information and introductions outrank buildings.

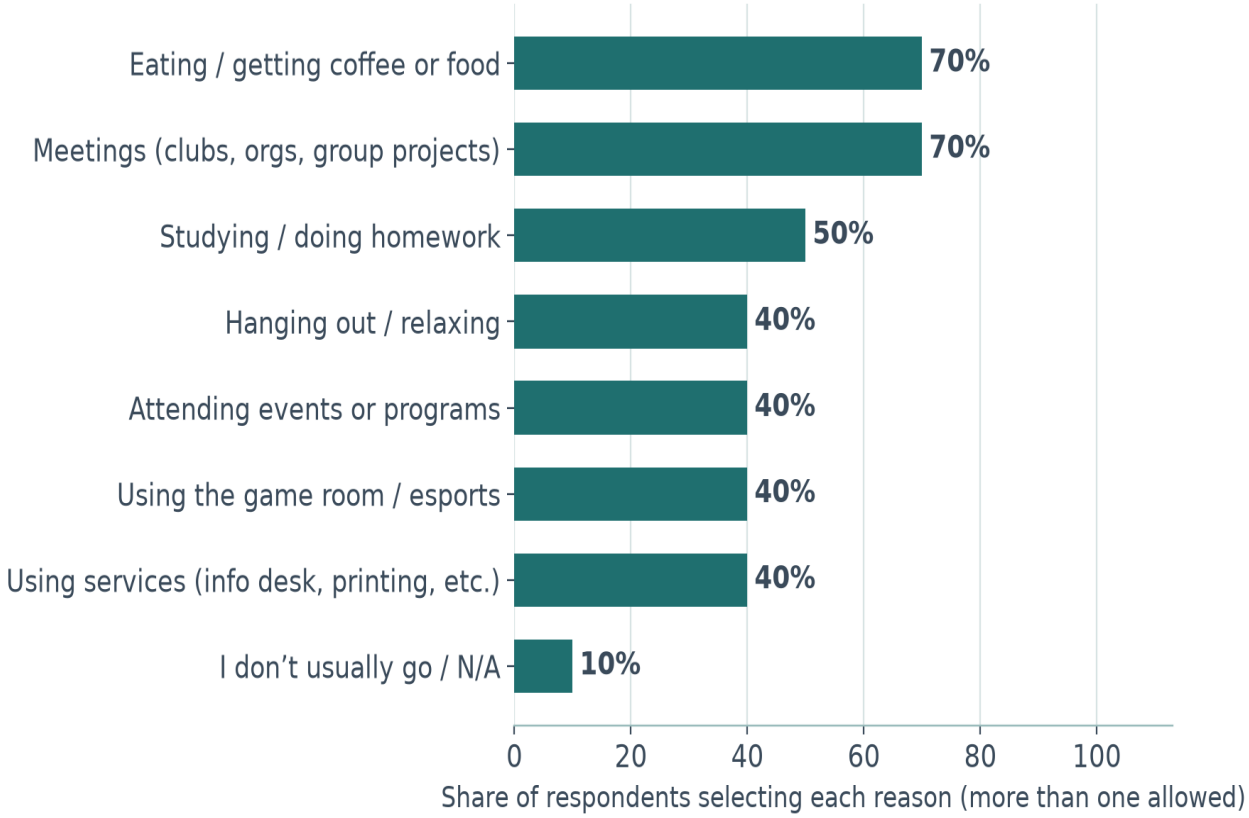


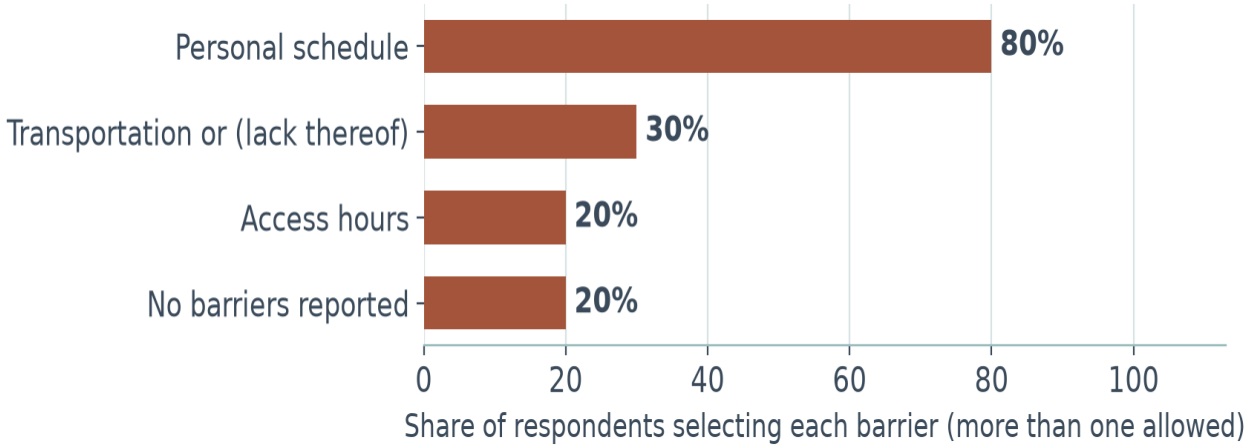
What we mean by a dedicated alumni workspace / lounge

The survey asked about a dedicated "near-grad / recent alum" lounge or space in the OSU. The committee's name for it is a **dedicated alumni workspace / lounge**, and the word *workspace* comes first on purpose. This is not a couch corner. It is a room or office **inside the OSU - the heartbeat of CSUMB** - where graduation is on students' minds long before they cross the stage: a hub of excitement, possibility, and belonging, rather than a dreaded black hole of mystery to fall into and never be seen again. There is an alumni relations building, but it sits on another side of campus, isolated. Inside this space, graduates and near-graduates could engage with current students, find work, see housing posts, get counseling, stay involved - and alumni could even be hired to work in the space itself. It is not the end of the student journey; it is a route to the future. And yes, of course, for relaxing and lounging too. The space averaged 3.6 of 5 as a written proposal (40% rated it 4-5), while two respondents described it unprompted in their own words (see section 8 of this report) - the committee reads that as a space people want to help design, not a yes-or-no vote. Keeping CSUMB email also averaged 3.6 of 5 as a *proposal*, while losing access to email appears in 60% of worry lists: students may not know what to ask for until it is taken away.

6. Why they come to the OSU - and what keeps them away

Asked what they usually come to the OSU for, respondents put eating and meetings at the top, with studying close behind. The building is a working building: food, club meetings, homework. Asked what keeps them away, the dominant answer is not dissatisfaction - it is **personal schedule** (8 of 10, 80%). Transportation and access hours follow (30% and 20%). In other words, the OSU does not have a welcome problem; it has a time problem. Programming aimed at near-graduates has to fit around work and class schedules, and around the bus.





7. How they experience the OSU itself

OSU experience (1-5)	Average
Relax / hang out	4.0
Programs & events	3.7
Useful services	3.5
Community & belonging	3.4
Study / quiet work	3.2

The building is strongest as a social place (relaxing and hanging out: 4.0 of 5) and weakest on quiet study (3.2 of 5) and community belonging (3.4 of 5) - the two things a dedicated alumni workspace / lounge and post-graduation

programming would directly serve.

8. In their words

On being cut off after graduation:

> *"Feeling cut off and losing my email was a bummer."*
> **- I.E., recent alum**

> *"Last semester I saw the excitement and nervousness of many students as they approached graduation. It was also a little jarring to see how fast the graduating class was pushed out of their housing. In one situation, I noted that a colleague had a job connected to the university but didn't have reliable housing. That student was couch surfing and seemed displaced which made me feel uncomfortable about housing stability post-graduation. I've also heard from other students losing access to emails before they had a chance to save their professional and academic communications and edu connected software."*
> **- A., senior**

> *"Friends & people I have talked to generally are unsure about their futures even after they graduated. Being disconnected is talked about. I worry about that."*
> **- Anonymous, senior**

> *"is our $700 really going to services at the OSU building? Please don't shut us out after graduation, we're people who are scared for our future!"*
> **- Anonymous, senior, to this Board**

On what is missing from the OSU:

> *"I wish I could exist."*
> **- E.J., junior - who rated himself "very unprepared" for post-graduation life**

> *"Center feels a little dead or bleak sometimes. Lifeless maybe."*
> **- I.E., recent alum**

> *"Music events for students to see music and share their work and creativity."*
> **- U.V., junior**

9. What they suggested for the building

More life in the building. Student-led concerts, drag bingo, and music showcases (U.V.); Otter Media content playing through the sound system and HD TVs (A.).

Food and clean space. Fill the vacant food spot with a new vendor and nicer seating (J.V.); fix the cleanliness and ant problem near the drink station (M.C.); later retail hours (A.C.).

Hours and access. Open on holidays "because that's when I have time to study but nowhere to do it" (E.W.); extended esports hours and equipment that works (A., Anonymous).

A place to connect with alumni. "a place to connect with alumni and ask questions about the reality of the future" - plus a business lab and, memorably, a golf cart from parking (Anonymous). A Little Free Library (E.W.).

10. Method, limits, and sources

Instrument. Google Form, "Help Shape the OSU & Post-Grad Support at CSUMB." Responses were anonymous unless a respondent chose to give a name or contact details. Nine of ten (90%) entered the optional raffle for one of four $5 Everyone's Harvest vouchers. **Promotion.** A printed flyer with a QR code, a MyRaft post, and direct sharing - all by the committee's student members. On September 24, 2026 the survey link and flyer were sent to the OSU Executive Director, who replied "That's awesome. I will take a look." (Google Chat, September 24, 2026.) **Window.** September 7 - October 1, 2026. **Coverage.** This report presents every question on the form: who answered, how often they use the OSU, why they come, what keeps them away, how they rate the building, how prepared they feel, what worries them, what support they want, what is missing, their stories, and their committee interest (40% - 4 of 10 - selected this committee; two left a way to contact them). **Limits.** N = 10, self-selected; this is a diagnostic snapshot, not a statistical sample. Percentages are exact counts of ten people and will move as responses accumulate; this report will be revised.

Sources. Survey export **10-1-2026-ACE_Survey_Doc.csv** (10 rows) - every count, percentage, average, and quotation in this report was computed or quoted directly from it. Survey instrument: "Help Shape the OSU & Post-Grad Support at CSUMB" (Google Form). OSU Bylaws sections 5.5, 5.7, and 6.8 (verified against the bylaws text; quoted in section 1 of this report). OSU board minutes, August 29, 2026 (committee establishment). ACE committee charge statement, draft v3, October 2, 2026. Google Chat record, David Orta with Jeffrey Rensel, September 24, 2026. **Not in the materials:** CSUMB keeps no baseline survey of post-graduation needs - these ten responses are the first. One respondent's $700 question connects to a June 5, 2026 statement by the campus Chief Financial Officer about student-fee funds held centrally (OSU board meeting transcript, line 248), documented in the committee's companion audit report.

11. Recommendations

The ACE Committee is an advisory committee. Under **OSU Bylaws section 5.5**, advisory committees make recommendations to the Board; that is what follows. The committee recommends that the Board:

Formalize the committee's membership. Confirm David Orta, Inara Cruz-Boone, and the Alumni Representative (Carisse Ballard; her seat is temporarily filled during her leave) as the initial members of the ACE Committee. Under section 5.5, an advisory committee "may consist of no less than three Directors of the Board" - these three satisfy that requirement. Committee members are appointed by the Board Chair and confirmed by the Board (section 5.7). If the Board prefers other members in their place, the committee welcomes that direction.

Seat student, alumni, and community members as voting members of the committee. The committee's work runs on the people it serves: students, recent alumni, and community members appointed alongside the Directors should hold full votes on committee recommendations, so members are valued and invested rather than decorative. Two survey respondents have already volunteered for exactly this. Committee votes shape recommendations; the Board keeps every decision.

Adopt the committee's charge statement. Section 5.5 requires that "Each committee shall receive a charge statement from the Board identifying the nature and scope of the committee's function." The committee's draft charge (v3) is attached for adoption, amended as the Board sees fit.

Keep the survey open and amplify it. Authorize the survey to run through December 2026 with a target of 150 or more responses, and direct that it be shared through official board channels (agendas, OSU displays, MyRaft). Ten voices got this far with no institutional distribution at all.

Open the two cutoff conversations. Direct OSU management to begin dialogue with CSUMB IT about a grace period before graduate email accounts are closed, and with Student Housing about post-graduation housing resources - the two cutoffs students named most.

Endorse the senior / alumni town hall. Support the committee's proposed senior and alumni town hall before the next board meeting, and help recruit alumni panelists - starting with the alumni already volunteering through this survey.

Scope the dedicated alumni workspace / lounge. Direct OSU management to identify a room or office inside the OSU that could serve as the dedicated alumni workspace / lounge described in section 5 of this report, and to scope its hours, staffing (including paid alumni staff roles), a housing-post board, counseling referrals, and cost - reporting back to the Board by the November 6, 2026 meeting.

Continue this committee. The needs documented here - housing, employment, lost access - do not expire at the end of a semester, and the committee's position is that they already require long-term operation. The committee recommends the Board convert the ACE Committee from an ad hoc committee to a continuing committee at or before June 30, 2027 - or sooner, if the Board finds the committee making significant strides.

The committee moves that the Board approve these recommendations in a single motion.

Respectfully submitted,

David Orta, student director - Alumni & Community Engagement (ACE) Committee

Questions or a copy of the survey data: dorta@csumb.edu. The survey remains open: ***forms.gle/SDrgkT7LMqqtMEmf7***

Committee
Art & Wellness Committee
(David S, Kanishka, Jeff)

Purpose Statement
The Art & Wellness Committee advises and makes recommendations to the Otter Student Union Board of Directors to cultivate an inspiring, restorative, and supportive environment throughout the facility. The Committee bridges visual creative expression and holistic health to foster a sense of belonging, elevate student voices, and champion the physical and mental well-being of the Cal State Monterey Bay community. The Art & Wellness Committee may not exercise the authority of the Board to make decisions on behalf of the corporation, but shall be limited to making recommendations to the Board. The members of the Art & Wellness Committee may consist of no less than two Board members and can include members of the Cal State Monterey Bay Community. Meetings, chats, and email communication are to be coordinated as needed. Meetings may be open to the public as appropriate.

Committee Goals
The goal of this committee is to enhance the OSU and engage the CSUMB community with wellness activities and visual art. Specifically, the OSU Board Art & Wellness Committee goals and objectives are as follows:

- Support, develop, and promote wellness art throughout the OSU that aligns with university vision and core values.
- Identify opportunities, spaces, and projects for wall art displays and public installations.
- Recommend locations, installation methods, duration, and purchasing policies for public art to the OSU Board.
- Present OSU Board art recommendations and projects to the CSUMB Student Art Committee as needed.
- Develop, coordinate, and support programming and events focused on student physical and mental health.
- Advocate for the diverse health and well-being needs of the student body through wellness initiatives.
- Adhere to all established OSU and CSUMB policies, procedures, and safety standards.

Focus Areas

Fall 2026 Wellness

Spring 2027 Art