

Spotlight on the Board

Notes from the District 15 School Board Meetings

May 5th, 2009

Three separate Board of Education meetings were held that evening. The first was a **Special meeting** to recognize outgoing Board members Nancy Lee Carlson, Kelly Keenan and Wendy Rowden and to administer the oath of office to newly elected members Peggy Babcock, Mark Bloom, Richard Bokor and Tim Millar. The second was an **Organizational meeting** to elect officers and to establish the dates for Regular Board meetings to be held for the 2009/2010 school year.

Election of Board of Education President

Richard Bokor nominated **Gerald Chapman** for Board President. Peggy Babcock seconded the motion. Tim Millar nominated **Peggy Babcock** for Board President. Sue Quinn seconded the motion.

Roll Call for Board of Education President – Chapman elected 5:2

Bokor voted for CHAPMAN, Chapman CHAPMAN, Ekeberg CHAPMAN, Millar BABCOCK, Quinn BABCOCK, Babcock CHAPMAN, Bloom CHAPMAN

Election of Board of Education Vice President

Peggy Babcock nominated **Mark Bloom** for Board Vice President. Sue Quinn seconded the motion.

Roll Call for Board of Education Vice President - Bloom elected unanimously.

Motion to Establish Time and Place of Regular Board of Education meetings

2009 - August 12, September 9, October 14, November 11, December 9

2010 - January 13, February 10, March 10, April 14, May 12, May 26 (Retirement Reception), June 9

All Regular Board of Education meetings are held at Sundling Junior High, 7 p.m.

The third meeting was the **Regular Board of Education** meeting. All Board members were present.

ED-RED Council/Legislation

Board member Sue Quinn – Wanted to point out some mandates that are coming from the State. Right now there is a mandate that you must have GPS (global positioning systems) on all of your buses and cell phones for all of your drivers – but they (State) are not going to pay for it, the district has to pay for it. There is another one concerning increasing the number of cumulative sick days for non-certified staff which increases the district's IMRF payment, that is another financial impact. Another is requiring 5% of biodiesel in our school buses instead of 2%, she is not sure what the financial impact of that would be. Those are items that are a matter of course with the State that the public might not be aware of so she wanted to mention it. We are also still waiting to hear about the stimulus dollars that the district may receive.

New Business – Request for Anti-Nepotism Board Policy

Quinn – Requested that the Board consider adding an anti-nepotism policy. There is a current Board policy that is close to an anti-nepotism policy and states, "I shall not use my position to obtain employment for myself, family members or close associates." She would like to add to that policy that states, "You shall not actually employ yourself, family members or close associates." Quinn would like this added partially because she didn't realize that District 15 didn't have an anti-nepotism policy and that (nepotism) is not something the Board would have to try to discern, whether a BOE member has a spouse or sibling employed by the district and whether it was done improperly or not. The State of Illinois says that the district can have an anti-nepotism policy, but is not required to have one. Quinn wanted to hear what the rest of the Board thought about that.

Board President Gerald Chapman – We need to see if we have a consensus to have this issue referred to our policy committee. **Board member Tim Millar** – Did look into some of that, there are some legal concerns about it. It is a good thing to move forward. **Chapman** – Asked the rest of the Board if anyone was for or against this? Asked if there was any objection to having the policy committee look into it? (No objections from the rest of the BOE)

Action Items

National School Boards Assn. (NSBA) National Affiliate Enrollment

Chapman – The Superintendent is recommending enrollment in the NSBA and the amount to do that is \$4,050 (per year). **Millar** – He does not feel that this is the best use of \$4K, we haven't been in this association for two years and we can still attend the events. It (enrollment) doesn't seem to be that big of a payback. **Quinn** – Agrees with Millar, there doesn't seem to be a detriment to not being in it the last couple of years. **Chapman** – He guesses that the most significant impact is that this is the national voice of schools. They do claim that they were instrumental in providing funding through the stimulus package.

Vote to spend \$4,050 to join the National Affiliate Program for the NSBA – **Passed 4:3**

Bokor AYE, Chapman AYE, Ekeberg AYE, Millar NO, Quinn NO, Babcock AYE, Bloom NO

Bid Award – Mechanical & Plumbing Renovations at Multiple Schools

Quinn – She would like to separate the base bid from the alternates, made a motion and it was unanimously approved. **Vote to approve the base bid of \$603K** – Unanimously approved.

Motion to approve Alternate 1 – to replace the suspended ceiling light fixtures in the boys and girls toilet areas (Plum Grove) at a cost of \$16K

Quinn – Thinks this is falling under the category of optional things that we do not have to do at this time. The proposal states, it is an opportune time to replace/upgrade ceilings and light fixtures in lieu of "patching in" at removed and damaged areas. Quinn said that they are going in and fixing some things, then instead of patching together what they have disturbed, they want to replace everything. It is only \$16K but the district needs to watch its pennies and not spend money that we don't need to.

Chapman – The lighting has to come down, the question is do you make it look like patchwork by sticking back when was already there? Or do you just do it while it is down anyway? It is \$16K for four rooms.

Vote to spend \$16K to replace light fixtures – **Defeated: 4:3**

Bloom NO, Bokor NO, Chapman AYE, Ekeberg AYE, Millar YES, Quinn NO, Babcock NO

Motion to approve Alternate 2 – replace the existing condensing units at Lincoln School for \$34K

Board Vice President Mark Bloom – Had a question but more important in any case where we have a situation where something is approaching the end of its expected life cycle. We have seen up here before where it is specifically stated that an item has an 8 year life cycle and we are on year 7, or year 9. Something can have a life cycle of nine years and be 8 years old and at its life cycle, or have a 20 year life cycle and at 15 years been approaching its end. Bloom would like to know how close items are to approaching the end of their life cycle. Not specifically for this item (to be voted on) but as the district moves forward for its reasoning for replacing something, or identifying money to be spent. This particular item was something that was already identified. He is just making a comment as the district goes forward. This is seen here in a couple of different places where it just states that without giving (the life cycle). It would be helpful to know that.

Architect Steve Nelson – These particular units are at their life cycle. The reason that alternates 2 and 3 were placed as an alternate was that the numbers that the Board was operating on were from three years ago. We felt that there was a potential - although the Board did benefit from a very competitive bidding climate (now) – that if necessary these items could live for one more year (before

being replaced). It is true for many of the alternates that were selected as we go through this process. As your Board packets reflect, we are significantly under the original estimates (for the work) based on the current economic climate. **Quinn** – Thinks that it also answers the question as to why these alternates were pulled out because of their potential cost saving position. **Nelson** – Yes, in the short term. **Quinn** – She would normally say yes but in this particular case, these are items that we had scheduled to have replaced as part of our Life Safety Study, one of the many items that we need to do.

Vote to spend \$34K – Alternate #2 - Unanimously approved.

Vote to spend \$42K – Alternate #3 (exhaust fans for #2) – Unanimously approved.

Bid Award – Curtain Wall Alternates

Chapman – At the last BOE meeting, we approved the base bid for the curtain walls, Alternate #2 and rejected Alternate #7. We now have before us three alternates - the fascia/soffit at Hunting Ridge in the amount of \$36K, new blinds for \$18K and the Winston Campus courtyard for \$241K.

Motion to approve Alternate #3 for the Hunting Ridge fascia and soffit for \$36,500

Quinn – Again this is superficial. The paint surface is peeling, not attractive. For \$36K, there are other maintenance issues in the district, this isn't the highest priority. She would like to make sure that when we are spending money, it is on the highest priority items.

Board member James Ekeberg – The problem is if we don't fix it, then we are back to painting and there are maintenance costs with the issue. Since they are already doing the project, we can get a good price for that project. He thinks it is silly to pass it up.

Chapman – Assumes that the aluminum panels that would be provided would be maintenance free?

Quinn – Is there other work being done where this would be a bonus add on?

Nelson – We are painting, we are replacing the damage because it is tied into the curtain wall system (that is being done) and it is a two-story wall.

Quinn – So if we came back a year from now and wanting to do this same work, would it still cost us \$36K assuming the same bid environment? (Nelson replied yes). So we are not saving any money by doing it today, there is just work being done in the area.

Nelson – Doesn't know what the bidding climate will be, anticipates it may be a bit more.

Ekeberg – This is the opportune time for this particular repair with the curtain wall.

Board member Peggy Babcock – Are there any other options other than going up and scraping and painting? **Nelson** – We are not scraping and painting, we are actually replacing the soffit.

Babcock – As opposed to replacing is what she is asking.

Nelson – You can scrap it and paint it. The paint will be a maintenance issue, it will come off anywhere between three and 5 years. You could potentially electro statically paint it but doesn't think the price would change all that much. Going up and pulling panels/putting up new panels is a quicker process. Thinks it would be an equal cost at this point.

Vote to spend \$36,500 – Alternate #3 - Approved 5:2

Ekeberg AYE, Millar NO, Quinn NO, Babcock AYE, Bloom AYE, Bokor AYE, Chapman AYE

Motion for Alternate #5 - \$18,921 for new blinds

Quinn – Asked why the district couldn't put up its own blinds without paying architect fees?

Understands that the existing mini blinds will not work with the newly configured curtain wall and we need to have blinds. However blind installation seems like something that the district can do. Why is this part of an outsourced 7 ½% architect fee that it costs us?

Lukich – Asked Craig Phillips, Maintenance Manager if it is something that his department can manage?

Phillips – We do have a contact that supplies blinds however thinks that since the contractor is already out there, it would save money and time. But his department has done this type of work before and does it throughout the year. **Chapman** – So we might pay more or we might pay less.

Vote to spend \$18,921 – Alternate #5 – **Approved 6:1**

Millar YES, Quinn NO, Babcock AYE, Bloom AYE, Bokor AYE, Chapman AYE, Ekeberg AYE

Motion to approve Alternate #8 for the Winston Campus courtyard for \$241K

Quinn – Asked for a clarification on what the \$241K represented.

Nelson – The other two buildings and the remainder of Winston Campus have a different system of ventilators that are hooked up. That allows us to disconnect two at time per day when we replace the curtain wall. This alternate was an opportunity for the Board to save money, possibly rebid next year if the bids came in high for that portion of the curtain wall, inside the courtyard. This would give you the flexibility to make that choice. The \$ amount was put in as a contingency so the Board could add those particular portions of curtain walls back in. The contingency money was in there to cover that cost. If you choose not to accept the alternate, that contingency money would not be used for that. That would be your money not the contractors. But it is included in their base bid amount so they have it accounted for in their schedule of values. It is not spent until the administration and board agrees for it to be spent.

Chapman – Asked if we don't do it at this point, then we are talking about leaving the project for next year. So the issue is, is this a good price? **Nelson** – Right now it is a good price to replace them, yes. As far as the cost per square foot of that wall. The contingency money would cover the temporary rerouting in that particular area. Going into the bid, you weren't sure how those prices were going to come in (high or low). **Quinn** – Thinks that is relative because sometimes we overestimate how much some of these things will cost. So it looks great that we are saving a lot of money when it comes in under budget. Thinks this comes under the category of those items that we bid/list out separately because it is a cost saving opportunity should we have been over budget. Asked what happens if we delay this a year? Is it the same as all of the other curtain walls in terms of condition?

Nelson – Yes and it has had some leaks in the past.

Vote to spend \$241K – Alternate #8 – **Unanimously approved.**

Bid Award – Roof Replacement at Paddock and Pleasant Hill Schools

Chapman – The administration is recommending Alternate #2 and asked for a motion to first approve the base bid of \$1.8M and then Board discussion.

Quinn – At the last meeting, architect Pat Callahan answered questions regarding 2 ply (roofs) vs. 3 ply and what was appropriate, be the best bargain – some have 15 yr warranties, some have 20 year. From looking at the board packet, it looks like there are single ply roofs throughout most of the district. Paddock School is scheduled to have its roof completely redone. Pleasant Hill's roof has already been partially redone (fall 2008) with a single ply 60ml roof. Regular single ply is 45 ml; PH got the upgrade to 60ml on part of PH's roof (one wing). Now it appears that the rest of PH roof will be done (this summer) but with a different kind of roofing material (3 ply per the bid). Asked the architect why that was being done?

Architect Steve Nelson – In discussions with the administration, they wanted the best quality roof going forward, which has the longer warranty 20+ years (with proper maintenance 25 to 30 years) – that is the built up roof, the highest quality roof out there. TPO is an upgrade from its standard single ply (roof) membrane. The reason the TPO was put on at PH (fall 2008) was because it was an emergency situation (roof leak), and we were going into cool weather (fall 2008). TPO was an appropriate choice knowing we were going into the colder weather. Another reason TPO was selected for PH was because there is a smell of asphalt when putting a 3 ply roof on and the building was going to be occupied, wanted to avoid any conflicts with the smell. That is why TPO was selected for that emergency situation. That is also why the architects choose TPO as the Alternate for this bid as opposed to going back to the lesser single ply membrane. Callahan at the last meeting was reversed (when he spoke) on the Alternate that the architects were proposing as alternate vs. base bid. Both

were bid and the Board has an actual price for both (types of roofs), the Board can choose what they want to do.

Quinn – Her understanding is that the proposal before the Board is to have the TPO, which is the single ply built up one (60ml) but we are going to do the larger 3 ply on the rest. Or if we take Alternate #1, we can save \$290K and then we will have the same roof everywhere on PH.

Nelson – Yes, but it would be a lesser warranty. **Quinn** – It would be a lesser product overall. Although it would be better to have the 3 ply roof, we don't actually have that type of roof at any of our other schools. Wondering why the district would be looking at that as an option?

Millar – Thinks that the original thought was that the 3 ply would be so much more expensive and knows that in D211, they use the 3 ply for a longer life roof.

Quinn – Asked if there was a problem with having two different types of roofing on the same building?

Nelson – If they were butting up next to each other on a roof, there would be an issue however on PH the areas (of roof) are on different levels, they are separated.

Babcock – If the Board is going to set a standard and we will be looking at roofs over the next few years, we will be setting a pattern, are we going to then have to consider each different school? Or whatever we decide now, can that be our standard for roof projects from here on end?

Nelson – It has been mentioned that the district has put on single ply membrane roofs. The benefit to the single ply is that it has the lowest upfront cost. In the past, upfront costs have been a big concern for districts and remain to be a big concern. We have always recommended that you put the highest quality roof on with the longest life. There are a number of benefits to that 3 ply system but the single membrane system doesn't necessarily have such as warranties and patching. When a single ply roof leak occurs, it can very easily travel to somewhere else in the building before it is noticed inside the building, it could be several hundred feet away potentially. In a 3 ply system, it has much less potential for leaking. When a leak does occur, it is usually within a few feet of the actual damage to the roof. It is easier to maintain and gives a longer life. Cost per square foot a year ago for the 3 ply system was about \$17 to \$18 per sq ft, including the tear off of the old roof. Right now, it came in at \$14 per square foot. It is a great price on that type of roof right now that is why the architects felt it was appropriate to go with that type of roof now.

Babcock – Is looking for a standard down the down. **Lukich** – If this is done, it will begin to set a standard. **Quinn** – Is a little afraid of setting a standard because we are basically putting a premium roof on now because it is on sale. That is great for this year but is concerned about setting a standard because we have ten more roofs to be replaced in the coming years. **Ekeberg** – Asked what the maintenance costs were between the two types of roofs? **Nelson** – Maintenance on the built up (premium) roof is less for a period of time. There are usually not any major failures for at least 20 years unless there is a shifting of the building, as in older buildings, and it pulls the roof apart.

Quinn – From a cost/benefit analysis, sometimes it pays to get the premium roof. If you pay 10% more for the premium, it may last 30% longer – it is a good deal. So we are looking at adding \$300K out of \$1.6M and it is going from a guaranteed warranty of 10 years for TPO or doubling the warranty to 20 for the other option.

Nelson – Rule of thumb with a 3 ply roof is that you would get two membrane roof, whole roof replacement before you get any repairs for the 3 ply roof. So if you are paying \$1M for a membrane roof now, in 10 or 15 years when you start patching that roof, it won't be a \$1M then and when you add them together, you will still have the full lifespan of the 3 ply system which would have lasted that same length of time.

Quinn – So maybe the standard that we set is that we will do the cost/benefit analysis at the time. Then depending on market conditions we will go with what is the best deal for the district.

Vote to spend \$1.8M (base bid for roofing Paddock and Pleasant Hill) – **Unanimously approved.**

Chapman – The administration is recommending (to add) Alternate #2 at a cost of \$42,750.

Quinn – Asked for explanation of the Alternate. **Nelson** – Board is not obligated to take this Alternate. When the architects re-inspected those curtain walls after the Life Safety Study, they noticed significant deterioration. It is not leaking now, but believes it will shortly. **Quinn** – Doesn't know which of the two options are better, the cost/benefit analysis. Perhaps this alternate should go back and get more information on where it fits in with the rest of the Life Safety items?

Chapman – Well, are we going to save any money by having this done when the roof work is done?

Nelson – You can choose to tuck point it next year, but then you will have to protect the roof.

Ekeberg – That is when the 3 ply roof leaks, when you damage it when doing something else.

Chapman – Thinks it would be silly to go on a brand new roof to do other work.

Millar – Asked why it wouldn't be tuck pointed first? Tuck pointing is relatively inexpensive.

Chapman – But you still face the same issue – Going on a new roof to do the work.

Millar – Not if you do it before the roof goes on. **Nelson** – If we do it quickly, we could actually

Chapman – Asked if tuck pointing is going to be a permanent solution? We are talking about a roof that is going to be there 20+ years. Are we going to tuck point it every 5 years?

Nelson – You will tuck point it again before the warranty is over.

Babcock – How about the panels? Will they last longer? **Nelson** – Yes

Vote to spend \$42,750 – Alternate #2 **Approved 6:1**

Bloom AYE, Bokor AYE, Chapman AYE, Ekeberg AYE, Millar NO, Quinn YES, Babcock AYE

Bid Award – Natural Gas

Chapman – The administration is recommending a two-year contract with NICOR for natural gas. Motion approved, Board discussion followed.

Millar – He still feels more comfortable staying with the district's current supplier until we can actually do a comparison of what NICOR has done with the management compared to Constellation. We have actually had those comparisons. Going back again, when we originally did the RFP's for natural gas based on history because this is a managed program and looking at a spot price would be indicative of our real cost. It is not linear because you use the majority of your gas in the wintertime and that is when the gas prices are the highest. If you don't store enough gas, then you end up paying quite a bit more. When we did the comparison with another vendor, the IEC at that time, it was about a 16% difference on the actual costs. Some months they were actually cheaper for some of the gas but overall their management program wasn't the best. Once again, the spot price from what we are paying right now to what we have gotten in our emails is pretty negligible. Once we get out of this, we can't go back to Constellation.

Babcock – Her question would be – was Constellation precluded from participating in the bids?

Asst. Superintendent Rebecca Allard – They weren't but because they are under contract with the Cooperative sponsored by the School Board Association if they were to respond to a RFP, it would have to be under the Cooperative. So they chose not to (respond).

Millar – They were precluded, they did not choose. They were precluded by their agreement with the IEC (Cooperative). It was a new agreement. **Allard** – Correct, but it would be under the IEC.

Babcock – But there was a way for them to bid.

Millar – We could have kept the existing contract and compared what the rates would be contained and the costs from NICOR and the costs that would have been through Constellation. Thinks that would be the best way to compare the costs. **Babcock** – But by our bidding process, she knows that Millar is very familiar with, would . . . **Millar** – I would not have bid it this way. This is a different procedure than we did years ago. **Babcock** – But this is the process that we set up?

Millar – We didn't set it up. This is the process that they (administration) have decided to use.

It wasn't the process that the Board said to do. The other process was a similar process in the sense that it asked the vendors to give us their track record of managing the natural gas – a managed program. This (now) was a spot market bid basically. So we have no idea how well they manage their

program compared to the other. This is basically what the market is on a day to day basis. We have no knowledge of their past performance.

Lukich – If this (contract) is put back out to bid, will the IEC bid on it or stay out of the game?

Allard – The IEC will not bid. The only other option we have is to reject the bids that were submitted and withdraw our notice of intent to cancel effective May 31st with Constellation. Then that contract will automatically roll over for another 12 months.

Chapman – If we do that, do we have any guarantee that we will pay less than we will pay NICOR?

Bloom – Asked Millar, are you concerned that what we are looking at now is that we have no way to compare, know way to know whether we are going to save money?

Millar – We have no comparison. On a spot market price, there is not going to be any great savings with one company or another. It is the management program that is going to determine what your real cost is going to be and that is something that we didn't do here.

Millar – The reason that the IEC locked in with Constellation after losing multiple opportunities is because Constellation had the best managed program in the business. He is sure NICOR has a good program as well but the reason they went with them is because they couldn't do better.

Babcock – But we did have an agreement with them that every two years, we would revisit this.

Millar – Right, but again it is the RFP and the process of comparing that is different than we did two years ago.

Vote to approve two-year contract with NICOR Approved 5:2

Chapman AYE, Ekeberg AYE, Millar NO, Quinn NO, Babcock AYE, Bloom AYE, Bokor AYE

Request for Service – Site Engineering (Parking Lot Repairs)

Chapman – There is a proposal for site engineering contract for several parking lots in the amount of \$31K. (Motion approved, Board discussion followed).

Quinn – Said that something similar came before the Board in August 2008 looking at parking lot repairs for Winston Campus. One of the questions that came up then and she is asking now, is why do we need an engineering firm for patching, repaving some areas of parking lots? Does an engineer have to weigh in on it, spec out and scope the project? We are spending \$30K just to write the bid. Is that something the district can do themselves or bid out the total package to the company that is doing the actual work? **Allard** – Craig Phillips and she feels that this (writing the specs) far exceeds the abilities of their staff. **Quinn** – Asked if this can be bid out?

Chapman – No. What happens with engineering services and architectural services is that you select a company and then they do it. In other words, you have to hire the company and then get their firm.

Allard – The district has a relationship with this civil engineer so doesn't have to go out to bid. It has to be done this way in order to get this work done during the summer months. Then we would have to go one more season without doing repairs. **Lukich** – Thinks that there are some drainage issues with some of the parking lots, not just an asphalt issue. **Allard** – What we are looking for in the design of the project is longevity so we will not be back in five years to make repairs.

Board member Richard Bokor – When was the last time these lots were done?

Craig Phillips – Answered 10 to 15 years ago on most of them. There are severe site engineering issues. **Bokor** – And that would be rectified by this?

Phillips – Yes, then explained in detail different issues at Lincoln, Jane Addams and Virginia Lake.

Allard – Said that the proposal brought to the BOE last August and was declined by the Board was for the church parking lot at WCE and not one of these parking lots (presented tonight).

Quinn – It was the same civil engineering vendor last August (that was rejected).

She is uncomfortable going with the same company because we have this long relationship with him and we may not be getting a good price. This (\$31K) is just the fee to go get the spec. How much is it going to cost to do the work and where is that money coming from?

Allard – It will come out of Phillips' Capital Improvement Budget of the Operations and Maintenance fund. She spoke with Phillips about doing the bid so that there will be a cost for each parking lot. So if the cost exceeds what we think is acceptable then we will recommend the one, two or three lots that are the most important, most critical. She is hoping to get this done and get bids back to the BOE by June. **Phillips** - Ballpark figure is \$400K total. A concrete option will be coming in a separate bid; Phillips is putting that bid spec together now. **Quinn** – So we can in-house bid out concrete (parking lots) but cannot in-house bid out asphalt? **Phillips** – In this particular case, we are talking about field engineering for storm drainage, retention, compliance with zoning and regulation ordinances of the community. If it merely a resurface, his staff could bid it but he is not resurfacing (these lots), he is lifting them up and redoing them and not have the continued expense of redoing these lots every five to 8 years.

Vote to spend \$31K for site engineering – **Approved 5:2**

Ekeberg AYE, Millar NO, Quinn NO, Babcock AYE, Bloom AYE, Bokor AYE, Chapman AYE

Old Business – COW Agenda Attachments online

Quinn – At the last BOE meeting, we discussed having the Committee of the Whole meeting agenda attachments put on the district's Web site. There was a consensus to do that and they are still not online. Was wondering how soon they could be posted?

June Becker, BOE Secretary – She doesn't have complete packets or presentations yet (from the presenters). As soon as she accumulates that, they will be put online quickly.

Adjournment

The Board adjourned at approximately 9:15 p.m. There was no executive session.

CCSD15 Summary of Board Actions and Official Minutes

A "Summary of Board Actions" will be posted on the District 15 Web site as quickly as possible after each Regular Board of Education meeting, usually within two days. Official minutes of Board of Education meetings cannot be posted until after they are approved by a vote of the board at the next regular monthly meeting. Board of Education meetings are open to the public, and all board actions, with the exception of closed sessions, are considered to be public records.

www.ccsd15.net/AboutDistrict15/BoardOfEducation/HTML/BOEMeetingDates.html

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