



MINUTES

BOARD OF DIRECTORS MEETING

Wednesday, February 28, 2024, 2pm

West Center Auditorium / Zoom

Directors: Marge Garneau (President), Carol Crothers (Vice President), Bart Hillyer (Secretary), Jim Carden (Treasurer), Barbara Blake (Assistant Secretary), Joe Magliola (Assistant Treasurer), Nancy Austin (intermittent due to her Zoom connection – no votes were recorded), Kathi Bachelor, Beth Dingman, Steve Gilbert, Bev Lawless, Richard Sutherland, Scott Somers (non-voting)

Staff Present: Steve Mendoza (Facilities Director), Nanci Moyo (Administrative Supervisor), David Webster (CFO), Natalie Whitman (COO)

Visitors: 40 Including support staff

AGENDA TOPIC

1. Call to Order / Roll Call – Establish Quorum

The President being in the chair and the Secretary being present.

President Garneau called the meeting to order at 2:04pm MST. Secretary Hillyer called the roll; quorum established.

2. Amend/Adopt Agenda

MOTION: Director Garneau moved, Director Crothers seconded to amend the Agenda by moving Action Item 7.A to the Committee Reports under Fiscal Affairs.

Passed: 6 yes / 5 no (Bachelor, Dingman, Gilbert, Lawless, Sutherland)

3. President's Report

- Nellie Johnson and the Subcommittee for the Del Sol Clubhouse Café were thanked for all the work they did on the business plan. This report will help the Board as it moves forward with changes to Del Sol Clubhouse.
- The Board of Directors were thanked for working together this year.

4. CEO Report

- Glass Arts Studio project is complete and the club has moved in. Glass Arts Club held a successful ribbon cutting at the Glass Arts Studio.
- Canoa Hills punch list was completed last week. The plumbing work was completed overnight to avoid restroom closures during this busy season.
- Del Sol Clubhouse work continues steadily. The contractor assures GVR the recent delays in framing will be made up in March. There is no extension of schedule or budget currently anticipated. Grading work in the parking lots is complete. The retaining walls and concrete curbs have been poured. The hole for the stairs has been done inside the Clubhouse, but currently no stairs.
- Desert Hills Fitness Center has ventilation issues that are being addressed with the professionals who designed and installed the system.
- Abrego South spa has plumbing repairs scheduled for the end of the week.

- Summer Maintenance Repair and Replacement schedule is being developed. Along with asphalt, pool equipment, and HVAC maintenance, members can look forward to new flooring at Desert Hills and Las Campanas. Locker room and restrooms remodel at Desert Hills. New pool decks at Canoa Ranch, Santa Rita Springs, and Casa Paloma 1. The Canoa Ranch pool deck will be replaced in the first half of April. Starting with Canoa Ranch, GVR is shifting to a polyurea pool deck material that does not stain or crack and takes half the time to install and cure.
- A member survey concerning a potential Desert Hills locker room expansion and steam room addition and a Canoa Hills gymnasium conversion is going out in this Friday's eblast and will be posted on the website.

5. Committee Reports – All reports received and placed on file.

- A. Audit – No report
- B. Board Affairs
- C. Fiscal Affairs
- D. Investments – No report
- E. Nominations & Elections
- F. Planning & Evaluation

6. Consent Agenda

MOTION: Director Dingman moved, Director Carden seconded to approve the Consent Agenda.

Passed: unanimous

- A. Minutes:
 - BOD Regular Meeting Minutes: January 31, 2024
 - BOD Work Session Minutes: February 14, 2024
- B. Financial Statements:
 - January Financials

7. Action Items

A. ~~Accept FAC Recommendation to Accept Café Report~~ Moved to Fiscal Affairs Committee report.

B. Approve Proposed 2024 Workplan

MOTION: Director Carden moved, Director Bachelor seconded to approve the 2024 Proposed Annual Workplan as drafted.

MOTION TO AMEND: Director Crothers moved, Director Carden seconded to create under Finance Department 4.3.4 added bullet "Create a stand-alone budget for the Initiatives Reserve multi-year budget that tracks approved expenditures, expenses to date, and closes out on all major projects."

Passed: 7 yes / 4 no (Bachelor, Dingman, Gilbert, Lawless)

MOTION TO AMEND AMENDMENT: Director Lawless moved to amend, Director Bachelor seconded to prepare a special budget for initiative projects, and report ongoing as needed. Failed: 4 yes (Bachelor, Dingman, Gilbert, Lawless) / 7 no

AMENDED MOTION: Director Hillyer moved, Director Blake seconded to approve the 2024 Proposed Annual Workplan as amended.

Amended Motion Passed: 10 yes / 1 no (Bachelor)

Amended Motion: Approved the 2024 Proposed Annual Workplan with addition to Finance Department 4.3.4 added bullet “Create a stand-alone budget for the Initiatives Reserve multi-year budget that tracks approved expenditures, expenses to date, and closes out on all major projects.”

Director Lawless left the meeting at 3:03pm.

- C. Approve BAC Recommendation for CPM Part 6, Section 2 GVR Clubs, 6.2.8.B

MOTION: Director Crothers moved, Director Dingman seconded to approve removal of the first sentence in 6.2.8.B which reads “All clubs shall maintain a continuity of records and shall preserve all correspondence and minutes for a period of no less than three years.”

Passed: unanimous

- D. Approve BAC Recommendations for CPM Part 1, Section 2 Use of GVR Facilities

COO Natalie Whitman reviewed the reasons for the changes to the Facility Use with these highlights:

- GVR policies are without meaningful limits on consumption of space and resources being used.
- GVR Recreation programs are not adequately prioritized and it is hard to find space for classes and programs. The priority list under 1.2.6.A.1 has been reorganized to address this.
- The Board was provided with a list of 16 primary changes to the Facility Use (found in the Meeting Book). This was fully reviewed at the meeting.
- Implementations will be rolled out by the Staff as needed, but will be added to the CPM as voted on at this meeting.

MOTION: Director Crothers moved, Director Sutherland seconded to approve the BAC recommended changes to CPM Part 1, Section 2 Use of GVR Facilities.

Passed: unanimous

- E. Wallyball Club Application

MOTION: Director Carden moved, Director Magliola seconded to approve club status for the GVR Official Rules Wallyball Club.

Passed: 7 yes / 3 abstaining (Bachelor, Dingman and Sutherland)

- F. P&E Recommendation for Ceramics Kiln Room Enhancements

MOTION: Director Bachelor moved, Director Hillyer seconded to approve the revised upgrades to the Ceramics Kiln Room at Desert Hills within the current budgeted amount of \$90,000.

Passed: unanimous

8. **Member Comments** – 1 regarding lack of discussion on Del Sol Clubhouse Café.

9. **Adjournment**

MOTION: Director Hillyer moved, Director Magliola seconded to adjourn the meeting at 4:27pm.

Passed: unanimous