



## MINUTES

### BOARD OF DIRECTORS MEETING

Wednesday, May 28, 2025 - 2pm

West Center Auditorium / Zoom

**Directors:** Kathi Bachelor (President), Candy English (Vice President), April Hasson Hillard (Secretary), Nellie Johnson (Treasurer), Bart Hillyer (Assistant Secretary), Steve Reynolds (Assistant Treasurer), Dave Barker, Beth Dingman, Marge Garneau, Bev Lawless, Lanny Smith, Scott Somers (non-voting)

**Director Absent:** Bart Hillyer

**Staff Present:** Nanci Moyo (Administrative Supervisor), David Webster (CFO), Natalie Whitman (COO)

**Visitors:** 19

### AGENDA TOPIC

#### 1. Call to Order / Roll Call – Establish Quorum

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

President Bachelor called the meeting to order at 2pm MST. Secretary Hillard called the roll; quorum established.

#### 2. Amend/Adopt Agenda

**MOTION:** Director English moved, Director Hillard seconded to adopt the Agenda.

**Passed:** unanimous

#### 3. President Report

- Informed the Board and Members that Barbara Blake resigned from the Board. She served the members well and will be missed. Beth Dingman will serve the remainder of Barbara Blake's term.

#### 4. CEO Report

- Desert Hills Fitness Center had damage due to a flood from an ice machine in the kitchen on the second floor. There is sheet rock and insulation damage with restoration started. This should be done by June 6. Classes will continue in the fitness studio with entrance in the back door.
- Santa Rita Springs parking lot is being resurfaced and the sink hole will be repaired. The pool and fitness center will be closed from June 17 – 23.
- Lapidary Club Expansion project is on the Agenda at this meeting.
- West Center Artisan Shop expansion project will be finished the first week of June. The Artisan Club will be moving back in over the next couple months and will hold a ribbon cutting to celebrate the expansion.
- Metal Shop expansion includes a demolition in the shotgun building which has been done by staff. Building Excellence is contracted for this project.
- Desert Hills hot tub has a leak in the auto fill. To make the repair will take a saw cut into the deck. The goal is to keep the pool open.

- Kiln room enhancement will not begin right away. The shoring up of the joists for the kiln room will happen along with the locker room renovations since the joists are above the locker room .
- Desert Hill Pool needs infrastructure replacement and the equipment in the pump room needs replaced. This project will be about \$250,000 and will come out of the Maintenance Repair and Replacement (MRR-A) fund.

**5. Committee Reports – Reports received and put on file.**

A. Audit	Lawless
B. Board Affairs	English
C. Fiscal Affairs	Johnson
D. Investments	Smith
E. Nominations & Elections	Hillard
F. Planning & Evaluation	Reynolds

**6. Consent Agenda**

**MOTION: Director Johnson moved, Director Hillard seconded to approve Consent Agenda.**

**Passed: 9 yes / 1 abstain (Dingman)**

- A. Minutes:
  - BOD Regular Meeting Minutes: April 23, 2025
- B. Financial Statements:
  - April Financials
- C. Business:
  - Committee Action Plans

**7. Action Items**

- A. Award Contract for Design/Build Services for Lapidary Club Expansion  
Richard Burton, Architecture from Burton and Associates, explained how the Design/Build Services works to be able to monitor the budget as the design and construction documents are complete. The contractor will bid this to major sub-contractors. Three bids were received by contractors, who met with the architect and GVR staff. Rio West was picked as the Builder.

**MOTION: Director Hillard moved, Director English seconded to award a contract for the Lapidary Expansion Project to Rio West Development & Construction, Inc. in an amount not to exceed \$850,000, and authorize staff to expend up to an additional 10% in change orders, if necessary.**

**Passed: unanimous**

- B. Approve a Three-Year Contract with R&A CPAs  
**MOTION: Director Lawless moved, Director Bachelor seconded to accept the recommendation of the Audit Committee to accept the proposal of R&A CPAs to be the Audit firm for Green Valley Recreation, Inc. for three years.**  
**Passed: unanimous**
- C. Approve Amendment to Lease Agreement with GVR Foundation  
**MOTION: Director English moved, Director Hillard seconded to amend the Lease Agreement with the GVR Foundation as drafted.**  
**Passed: unanimous**
- D. Desert Hills 1 Townhomes CCR Amendment  
**MOTION: Director Barker moved, Director Dingman seconded to approve an amendment to the Covenants, Conditions, and Restrictions (CC&Rs) requested by Desert**

**Hills No. 1 Townhomes HOA, and authorize the CEO to sign such amendments going forward, subject to attorney review and approval.**

**Passed: unanimous**

**8. Member Comments - 0**

**9. Adjournment**

**MOTION: Director Dingman moved, Director Hillard seconded to adjourn the meeting at 2:45pm.**

**Passed: unanimous**