



## MINUTES

### BOARD OF DIRECTORS MEETING

Wednesday, August 27, 2025 - 2pm

West Center Auditorium / Zoom

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

**Staff Present:** Steve Kindred (Recreation Program Director), Nanci Moyo (Administrative Supervisor), David Webster (CFO), Natalie Whitman (COO), Kris Zubicki (Member Services Director)

**Visitors:** 15

### AGENDA TOPIC

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

The President being in the chair.

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

#### 2. Amend/Adopt Agenda

**MOTION:** Director Johnson moved, Director Reynolds seconded to amend the Consent Agenda by moving the July Financials to the next Regular Board meeting.

**Passed:** unanimous

**MOTION:** Director Dingman moved, Director Johnson seconded to move the Work Session August 13 Minutes to an Action Item for discussion.

**Passed:** unanimous

**MOTION:** Director Johnson moved, Director Dingman seconded to adopt the amended Agenda.

**Passed:** unanimous

#### 3. President Report

- April Hasson Hillard resigned from the Board due to a move. The Board appreciates her time served on the GVR Board and her contributions will be missed.
- Welcome Jodie Walker to the Board. She will be completing April Hillard's term - 2025-2028.
- Thanked the Volley Ball Club for inviting the Board to participate in a water volley ball game in August.

#### 4. CEO Report

- Desert Hills Pool and Locker Room upgrades are near completion and will open the week of September 8 – 12. The Breezeway and rear patio area will be painted once locker rooms are completed.
- Desert Hills exterior painting is about completed and will be done between September 8 - 12.
- Metal Shop at the West Center will be completed between September 12 – 19.
- West Center Paving and Resealing project will be completed by August 29.

- Santa Rita Springs pool and deck resurfacing in process and will be completed by September 5. Opening day will be announced.
- Casa Paloma II locker room tile repair to be completed around September 5. Opening day will be announced.
- Las Campanas interior painting will begin September 2 and take about four weeks.
- The Annual Work Plan updates will be done on a quarterly basis with the first one going to the Board the first week of October.
- The Pickleball Memorandum of Understanding (MOU) will come before the Board in March. The Pickleball Club is working on this project.
- The ADA Audit of the centers will be available soon. Staff will prepare an executive summary for the Board.
- Abrego South Pool and spa core samples have been taken and the soil engineers will put together their findings and recommendations.

## 5. Presentations:

### A. Quarterly Financial Report

CFO David Webster reviewed the financial position of GVR with these highlights:

- Operating cash is close to projections for the year.
- Investments are within the bench marks as established, with good returns.
- Maintenance Repair Replacement (MRR-A) budget for this summer is about spent due to the construction projects nearing completion.
- The projection for home sales is up by 13 homes as of end of July 31.

## 6. Committee Reports – Reports received and put on file.

- A. Audit
- B. Board Affairs
- C. Fiscal Affairs
- D. Investment Committee
- E. Nominations & Elections
- F. Planning & Evaluation

## 7. Consent Agenda

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

**Passed: unanimous**

### A. Minutes:

- BOD Regular Meeting Minutes: May 28, 2025
- ~~BOD Work Session Minutes: August 13, 2025~~ – **Pulled the Work Session Minutes for discussion under Action Items.**

### B. Financial Statements:

- June Financials
- ~~July Financials~~ – **Removed to the September Meeting**

## 8. Action Items

Added Work Session Minutes from the Consent Agenda to the Action Items for discussion.

Under Item 4 Discussion on Current, Planned, and Recommended Marketing Efforts: amend the wording in the third sentence by removing “...to reliance on the membership dues.” and changing to “...looking at expanding options of improving revenue.”

**MOTION: Dingman moved, Johnson seconded to approve the Work Session Minutes of August 13 as amended.**

**Passed: unanimous**

- A. Approve Ad Hoc Committee for GVR and GVR Foundation  
President asking for an Ad Hoc Committee to work with the GVR Foundation and the GVR.  
**MOTION: Director Bachelor moved, Director Johnson seconded to approve the duties and responsibilities, along with a deadline for its completion, of November 2025, of an Ad-Hoc Committee with the GVR Board and GVR Foundation, and provide an informational report to each Board at the November meetings.**  
**Passed: 9 yes / 2 no (Garneau, Hillyer)**
- B. Corporate Policy Manual Change to Member Code of Conduct  
**MOTION: Director English moved, Director Dingman seconded to approve the recommended changes from the BAC to the CPM Member Code of Conduct as presented.**  
**Passed: 10 yes (Garneau was not on the screen to vote)**
- C. CPM Change to Clubs Holding Competitive Events  
**MOTION: Director Dingman moved, Director Lawless seconded to update CPM 6.2.2.J.1 by adding “or be in attendance” after...guests to participate... and add 6.2.2.J.4 GVR’s CEO has the authority to grant exceptions to these policies for reasons of community service.**  
**Passed: 9 yes / 2 no (English, Reynolds)**
- D. Approve Nominations and Elections Committee Chair  
**MOTION: Director Bachelor moved, Director Lawless seconded to approve Beth Dingman as the Nominations and Elections Committee Chair nominated by the President.**  
**Passed: unanimous**
- E. Board Officer Election for Secretary  
1) Secretary  
a) Nomination  
  - Bart Hillyer – 4 - will not run
  - Beth Dingman – 4
  - Jodie Walker - 2b) Election  
  - **Beth Dingman – 6**
  - Jodie Walker - 4
- F. Amend Motion on Board Calendar  
**MOTION: Director Johnson moved, Director Reynolds seconded to amend the motion of April 23 Board Meeting as stated in the Minutes by adding “unless modified by the Board”.**  
**Passed:**  
After further discussion by the Board and CEO, Director Johnson withdrew her motion and Director Reynolds withdrew his second.

**9. Member Comments – 3 members spoke**

**10. Adjournment**

- MOTION: Director Barker moved, Director Walker seconded to adjourn the meeting at 4:13pm.**  
**Passed: unanimous**