



A regular meeting of the GREEN VALLEY RECREATION, INC. BOARD OF DIRECTORS was held on Tuesday, May 19, 2015 – 1:30pm at Las Campanas. The President being in the chair and the Secretary being present.

Directors Present: Joe Gunton (President), Ron Sills (Vice-President), Barb Mauser (Secretary), John Hadley (Treasurer), Richard Kidwell (Assistant Secretary), Vicky Mournian (Assistant Treasurer), John Arnold, Gunnar Bonthron, Kathy Palese, Leslie Shipley, Tony Zabicki, Kent Blumenthal (non-voting)

Directors Absent: Tom Kennel

Staff: Jim Conroy (Director – Recreation & Leisure Services), Guy Sundvik (Facilities Director), Cheryl Moose (Controller), Payton Snider (IT Technician), Kate McCormick (Administrative Assistant), Jen Morningstar (Executive Assistant to the CEO)

Visitors: 43

I. Call to order / quorum/ approval of agenda

President Gunton called the meeting to order at 1:30pm
Roll call by Blumenthal; Quorum established

MOTION: Zabicki /Seconded. Approve agenda as presented.
Passed: unanimous.

II. Consent Calendar:

MOTION: Mournian/Seconded. Approve Consent Calendar, as presented:

- April 21, 2015 Meeting Minutes
- Financial Documents - March 2015
- Financial Documents – April 2015

Passed: unanimous.

III. President's Comments:

In his President's report, Joe Gunton addressed GVR's decision to decline meeting space to Final Exit Network (FEN). Gunton stated that this decision was based on GVR's obligation to protect the organization's assets and avert risks that may be associated with allowing meeting space for this group's activities. He informed the Board that he joined GVR CEO Kent Blumenthal and Recreation & Leisure Services Director Jim Conroy earlier this week in a meeting with FEN leaders to discuss GVR's position and to attempt to find understanding and common ground between GVR and FEN. It was a constructive meeting and discussions will continue.

IV. CEO Report:

- **Verizon Cell Tower at West Center Gets Green Light** – Both Pima County’s zoning administration and the Board of Directors of the Green Valley Community Complex Association earlier this week gave their approval for the installation of Verizon Wireless communications tower with antennae and ground equipment in the southwest corner of GVR’s West Center parking lot. The cell tower will be disguised as a Palm tree. Verizon Wireless had approached GVR in early spring about installing a cell tower at West Center in order to meet increased demand for data communications from its residential, business, and municipal customers, including emergency responders. The new tower will help support the region’s communications infrastructure and provide a new non-dues revenue stream to GVR from a long-term lease agreement with Verizon Wireless.
- **GVR Foundation Strategic Planning Meeting** – On May 19, 2015, the GVR Foundation Board held a strategic planning session facilitated by Bob Phillips, facilitator. The Foundation Board focused on its mission and defined its goals and objectives.
- **Abrego North** swimming pool assessment has been completed. The report has been presented to P&E chair Ron Sills to be added to the agenda for P&E on Thursday May 21 at 10:30am.
- **Facility Assessment Work Group** unanimously selected an architectural firm at their last meeting. A request for Board approval to negotiate a contract with the selected firm is on the Board’s agenda later in the meeting.

V. Unfinished Business:

None

VI. New Business:

1. Growth Task Force

MOTION: Gunton/Seconded. Approve a member referendum in summer 2015 regarding incorporation of the following established HOAs into GVR as ‘voluntary deed-restricted’ HOAs:

- A. Three (3) established HOAs contiguous to the existing GVR boundary located west of the Santa Cruz River:
 1. Canyon View
 2. Valle Verde Town Homes
 3. Maji Estates

- B. Five (5) established HOAs located east of the Santa Cruz River:
 - 1. Madera Reserve
 - 2. Madera Shadows
 - 3. Madera Foothills Estates
 - 4. Pasadera
 - 5. Colonial Real

- C. Publish and communicate to members in advance of the referendum the following information:
 - 1. Frequently Asked Questions (FAQs)
 - 2. Survey results of homeowners in affected HOAs
 - 3. Projected Financials
 - 4. Projected Participation

- D. Form a Tellers Committee with oversight by the 2015/2016 Nominations & Elections Committee for the purpose of tabulating referendum ballots.

- E. Conduct the referendum on the following schedule:
 - Legal Review April 2015
 - GVR Board Approval May 19, 2015
 - Ballot Preparation July 2015
 - Ballot Mailing to Members July/August 2015
 - Ballot Return Deadline August 2015

- F. Authorize up to \$7,500 to fund referendum-related expenses from the Initiatives & Innovation Reserve Fund or from the 2015 annual operating budget.
Passed: 10 yes / 1 no (Bonthron)

2. Fiscal Affairs

A. 2015-2016 Fiscal Affairs Committee Priorities

MOTION: Hadley/Seconded. Approve the following 2015/2016 Fiscal Affairs Committee priority objectives.

- 1. Hire an independent firm to perform a reserve study.
- 2. Review investment policies and hire an investment firm to manage GVR reserve funds.
- 3. Review GVR fee schedule.
- 4. Develop a financial contribution policy for capital club requests
- 5. Develop a policy for funding non-budgeted items with reserve funds
- 6. Make recommendations for non-dues revenue generation

Passed: 9 yes / 2 no (Bonthron, Sills)

B. Recommendation for Reserve Study

MOTION: Hadley/Seconded. Hire a firm to conduct an independent reserve study, based on the following conditions:

1. Fiscal Affairs Committee members will collaborate with staff to prepare a 'Request for Proposal' (RFP); identify qualified firms to receive the RFP; review proposals submitted in response to the RFP; and select the firm to conduct the independent reserve study.
2. Fiscal Affairs Committee will recommend to the Board of Directors at the appropriate time the firm selected by the FA Committee to conduct the independent reserve study, with a request for funding sufficient to conduct and complete the study.

Passed: 10 yes / 1 no (Sills)

3. Facilities Assessment Work Group

MOTION: Gunton/Seconded. Authorize the CEO to negotiate a contract with the Architectural and Engineering firm selected by FAWG to conduct the GVR strategic master planning process within the FY 2015 funding cap previously authorized by the Board of Directors.

Passed: unanimous.

4. Nominations & Elections

Mournian reported Nominations & Elections Committee has started discussions. Committee plans to convene in August 2015.

5. Endorsement of GVR Foundation 2015 Grant Proposal

GVR Foundation President Waisman reported the Foundation is preparing a grant application to Freeport-McMoRan Foundation. The intent of the grant is to generate economic development and tourism via a Web Property that promotes Green Valley, Arizona as a premier destination for active adults and retirees, improves its position on Internet search engines, and donates sustainable funding to three nonprofits: the GVR Foundation, Greater Green Valley Community Foundation, and the Green Valley Council. The grant proposal is due June 1, 2015.

MOTION: Zabicki/Seconded. Endorse the 2015 GVR Foundation's grant proposal to the Freeport-McMoRan Foundation, with GVR participating as a Project Partner in the initiative.

Passed: unanimous.

VII. Member Comments: 20

VIII. Adjournment:

Motion: Mauser/Seconded. Adjourn the meeting at 3:17pm

Passed: unanimous

Barbara Mauser Date
Secretary

Jen Morningstar Date
Executive Assistant to the CEO