



MINUTES

Fiscal Affairs Committee

Tuesday, October 21, 2025

1:30pm – 3:00pm MST

West Center Room 2 / Zoom

Committee: Nellie Johnson (Chair), Dale Howard, Bob Quast, Pat Reynolds, Steve Reynolds, Priscilla Spurgeon, Barry Stock, Eric Sullwold, Betsy Walton, Kathi Bachelor (ex-officio), Scott Somers (CEO), David Webster (CFO/Liaison)

Agenda Topic

1. **Call to Order / Roll Call - Establish Quorum**
2. Approve or Amend Agenda
MOTION: Johnson moved / Sullwold seconded to add Business C to continue discussion on the brainstorm session on the voluntary deeded financing options.
Passed: unanimous
3. **Approve Meeting Minutes:** September 23, 2025
MOTION: Sullwold moved / Quast seconded to approve the Minutes of September 23, 2025. Pat Reynolds requested for the record she was at the meeting by phone and not absent.
Passed: 8 yes / 1 abstain (Stock)
4. **Chair Comments**
 - At the FAC meeting on September 23, prior to the Work Session on October 8, the staff shared an adjustment in the wage package, FAC previously approved an increase of \$150,000, that was reduced to \$67,000, a four percent increase for 2026 and continue at four percent from 2027-2029, with a minor adjustment to the taxes. The FAC approved to eliminate the Membership Change Fee (MCF) refund, which helped to provide revenue and reduce dues increase. Following the FAC meeting, staff prepared Plan B, for the Board if they chose to keep the MCF refund. This would increase the dues to offset the decrease in revenue. The FAC proposed budget is what will require Board approval and the three-year forecast is informational. The MRR-A fund is proposed to increase by seven percent and the MRR-B (the pool fund) going up seven percent necessitates a dues increase.
 - The Capital side of the discussion was about the South Abrego Pool and needing more time to make a decision on this issue.
 - The 2026 budget proposal going before the Board is fiscally sound and

recognizes the funding challenges with the model, particularly the reserve funds coming from the Browning Study increasing seven percent over the next five years, and the pool study.

5. **Business**

A. Review of September 2025 Financial Statements

CFO David Webster reported on the September Financials with these highlights:

- YTD revenue under budget (unfavorable) 1.42% or \$134,832
- YTD expenses under budget (favorable) 2.1% or \$181,509
- September unrealized gains on investments \$164,457, YTD gains \$696,000
- September MCF fees over budget (favorable) 68 actual compared to 58 budgeted
- YTD utilities are 6.5% or \$50,088 under budget (favorable)
- YTD GVR personnel under budget (favorable) by 2.33% or \$101,603
- YTD Recreation revenue under budget (unfavorable) by \$199,000
- YTD Recreation Program expenses are under budget (favorable) by \$69,000
- Homes sold for September was 68 and had budgeted 52 homes.

MOTION: Sullwold moved / Howard seconded to accept the September 2025 Financial Statements.

Passed: unanimous

The Capital Improvement Plan (CIP) modifications: The Lapidary club shows a balance from 2025 of \$900,000 which will be carried over to 2026; and the Pickleball MOU is no longer on the CIP due to the Pickleball Club not proceeding on this request.

B. Review of Quarterly Financial Forecast

CFO David Webster reviewed the Quarterly Financial Forecast.

The projection for the surplus for 2025 is \$146,215. For the end of the year the Capital Revenue will be \$143,641 better than expected, but might be just under that.

MOTION: Quast moved / Howard seconded to accept the forecast.

Passed: unanimous

C. Discussion on the Voluntary Deeded Financing Options and a Pilot Program for Payment

Highlights of the discussion and brain storming include:

- What data is needed to flush out the pros and cons for a Pilot program.
- There are roughly 20 percent non-deed restricted homes in Green Valley.
- GVR facilities have more amenities than the HOAs with facilities.
- GVR has 53 clubs and HOAs do not have clubs.
- Consider the HOA fees paid and whether people would want to pay an additional fee.
- How many of the homes in the HOAs are not deed-restricted to GVR.
- Payment structure to deed-restrict home: over 5 years, interest free,

or an option with interest. People requesting to deed-restrict to GVR get their own financing through a lending company. The liability for GVR may be too cumbersome.

- What are recourses for non-payment of the deed-restriction? Major violation; possibly automatic suspension.
- Do not charge a Membership Change Fee for the first deed-restricted request.
- Sales of homes regularly change about every seven years.

6. **Member Comments: 1**

7. **Adjournment**

MOTION: Howard moved / Walton seconded to adjourn the meeting at 3pm MST.

Passed: unanimous

Next Meeting: Tuesday, November 18, 2025, 1:30-3:00pm, WC-Rm 2/Zoom