AGENDA

BOARD OF DIRECTORS REGULAR MEETING
Wednesday, November 19, 2025 - 2pm
West Center Auditorium / Zoom
*Code of Conduct

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

AGENDA TOPIC

1. **Call to Order / Roll Call – Establish Quorum**
2. **Amend/Adopt Agenda**
3. **President's Report**
4. **CEO Report**
5. **Committee Reports**
   A. Audit - Lawless
   B. Board Affairs - English
   C. Fiscal Affairs - Johnson
   D. Investments - Smith
   E. Nominations & Elections - Dingman
   F. Planning & Evaluation - Reynolds
6. **Consent Agenda –** Consent Agenda items are routine items of business that are collectively presented for approval through a single motion. A Board member may request that an item be pulled from the Consent Agenda and placed under Action Items for separate discussion.
   A. Minutes:
      1) BOD Regular Meeting Minutes: October 22, 2025
   B. Financial Statements:
      1) October Financials
7. **Action Items**
   A. Reconsideration of the Work Session Minutes of October 8, 2025, Vote (President)
   B. Board Affairs Committee Recommends Guest Pass Policy Changes to the Corporate Policy Manual (English)
   C. Request Funding Agreement for Map from GVR Foundation (President)
   D. Ad Hoc Committee GVR and GVR Foundation One-Year Extension to Pursue Capital Campaign for a MAP Endowment (President)
8. **Member Comments** - Please limit comments to two (2) minutes. Speakers are asked to provide their name and GVR member number. This time is for comments, not for questions and answers.
9. **Adjournment**

** GVR encourages the Board and members to voice concerns and comments in a professional, business-like, and respectful manner.*

MINUTES

BOARD OF DIRECTORS MEETING
Wednesday, October 22, 2025 - 2pm
West Center Auditorium / Zoom

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

Staff Present: Steve Kindred (Recreation Program Director), Chris McNeely (HR Manager), Nanci Moyo (Administrative Supervisor), Howey Murray (Finance Manager), Antoinette Snow (Field Service Manager), David Webster (CFO), Natalie Whitman (COO), Kris Zubicki (Member Services Director)

Visitors: 50 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 Bachelor called the meeting to order at 2pm MST. Secretary Dingman called the roll; quorum established.
2. **Amend/Adopt Agenda**
   MOTION: Director Bachelor moved, Director Garneau seconded to amend the Agenda to include the Staff Report to Secure an Architect for Abrego South Pool as Item B under Action Items; adjust other items to C and D; and add the Staff Report for Acceptance of 2024 990 Tax Return as Item E under Action Items.
   Passed: 10 yes / 2 no (Johnson, Reynolds)

   MOTION: Director Walker moved, Director Lawless seconded to Approve the amended Agenda.
   Passed: unanimous
3. Presentation
   A. Quarterly Financial Report
      CFO David Webster gave an overview of the Quarterly Financial Report. Highlights include:
      - Overall report: slightly ahead of budget for the year.
      - 2025 projections through the end of the year: an estimated small surplus of $146,215.
      - The Statement of Financial Position shows the total assets from September 2024 to September 2025 has grown $1,527,098. Contributing factors: designated investments; pool fund; MRR-A fund; emergency fund; and Initiative fund.
      - Investments are showing good returns, but slightly below the bench marks. GVR has a good, diversified investment policy.

4. **President Report**
    - Thanked all the people in the HOAs that surrounded the South Abrego facility and the Volleyball club who attended the Work Session, Sit Down with Scott, and today's meeting to voice any concerns. Thank you, also, for the hand written letters to the Board.
    - Thanked all members who attend the meeting on a regular basis.

5. **CEO Report**
    - Lapidary expansion, at the West Center, drawings are near completion.
    - Metal Shop expansion, east side of West Center, will be finished in about 4 – 6 weeks.
    - Kiln Room at Desert Hills is being finalized soon.
    - Rotary Club and GVR sponsored a successful Oktoberfest at the West Center.

6. **Committee Reports –** Reports were received and put on file.
    A. Audit
    B. Board Affairs
    C. Fiscal Affairs
    D. Investments
    E. Nominations & Elections
    F. Planning & Evaluation

7. **Consent Agenda**
    Director Johnson moved the Work Session Minutes of October 8, 2025, be moved from the Consent Agenda and moved to the Action Items.

    MOTION: Director Walker moved, Director Dingman seconded to approve Consent Agenda. Passed: unanimous
    A. Minutes:
        - BOD Regular Meeting Minutes: September 24, 2025
        - BOD Work Session Minutes: October 8, 2025 – move to an Action Item (F)
    B. Financial Statements:
        - September Financials

8. **Action Items**
    A. Approval of the 2026 Budgets and Fee Schedule
    CEO Scott Somers reviewed the 2026 Budget including goals; budget development process; FAC Revised and Recommended Budget; Plan B Alternative Budget; Recommended Fees and Dues; 5-Year Capital Plan; Recommended Total Budgets.

    Options before the Board:
    1) Adopt the Fiscal Affairs Committee (FAC) and Staff Revised Recommended 2026 Operating and Capital Budgets, the Five Capital Improvement Plan, and the 2026 Fee Schedule as presented or with amendments.
    2) Adopt the "Plan B" 2026 Operating and Capital Budgets, the Five-Year Capital Improvement Plan, and the 2026 Fee Schedule as presented or with amendments.
    3) Direct staff to conduct additional research and finalized adoption of the Operating and Capital Budgets no later than November 15, 2025, as prescribed the Corporate Policy Manual (CPM).

    The staff recommendation is to adopt Option 2: Plan B.

    MOTION: Director Johnson moved, Director Reynolds seconded to move the adoption of Plan B for the 2026 Operating and Capital Budgets, the Five-year Capital Improvement

Plan and the 2026 Fee Schedule, with the South Abrego pool and the South Abrego Locker Room funds being in the budget as a placeholder pending further due diligence and review in the next 3 – 6 months.

MOTION TO AMEND: Director Garneau moved, Director Bachelor seconded to adopt Plan B 2026 Operating and Capital Budgets, the Five-Year Capital Improvement Plan, and the 2026 Fee Schedule as presented.
Motion to Amend Passed: 9 yes / 2 no (Johnson, Reynolds)

Amended Motion Passed: unanimous
Amended Motion: Adopt Plan B 2026 Operating and Capital Budgets, the Five-Year Capital Improvement Plan, and the 2026 Fee Schedule as presented.

B. Secure Architect for the South Abrego Pool
MOTION: Director Bachelor moved, Director Walker seconded to direct staff to secure architectural services for pool and spa facilities at the Abrego South Center, with the understanding the Board will be given the opportunity to approve preliminary design concepts prior to developing 100% complete drawings, obtaining permits, and going out for construction bids.
Passed: unanimous

C. Approve N&E Recommendation of Record Date
Motion: Director Dingman moved, Director Walker seconded to approve January 28, 2026, as the Record Date to determine the eligible roster of voting members.
Passed: unanimous

D. FAC Recommended Corporate Policy Manual (CPM) Change to Part 6 Section 2, 6.2.6.A
MOTION: Director Johnson moved, Director Hillyer seconded to approve the addition to 6.2.6.A. "…as documented in a Memorandum of Understanding between the Board and the Club ."
Passed: unanimous

E. Acceptance of Form 990
MOTION: Director Lawless moved, Director Johnson seconded to accept the 990 Return of Organization Exempt from Income Tax for 2024 as presented.
Passed: unanimous

F. Work Session Minutes from October 8, 2025
MOTION: Director Johnson moved, Director Reynolds seconded to make these corrections to the Minutes:

1. Amend item 3 to read: - Staff presents the Recommended Fee Schedule, Operating Budget, and Capital budget. Insert: **Refer to the CEO's PowerPoint presentation in the supplemental budget information for the October Board Work Session.**
2. Amend paragraph on FAC's recommendation to read: increases wages by $259,995 (5.9%) to fully implement … to read: **..**increased wages..and insert: **by an additional $150,000 for a total increase of..** $259,995
3. Insert Section 4 to read: Fiscal Affairs Committee Chair Johnson added additional comments to the CEO's presentation on the FAC recommendations.

- **The CPM budget goals include a requirement that the Board include a three-year forecast as part of its budget document. Because of a drop in revenues due to declining home sales, and**

expenditure increases due to inflationary increases in the reserve funds there was a major revenue shortfall in the three-year forecast.

- **From May- to September FAC and staff worked on the housing forecast model and agreed that the housing sales are not intended to recover due to a declining aging population, changing family structure resulting in fewer adult children available to purchase parents' home, and limited new developments in Green Valley, thus resulting in lower home sales in the future. It explored various revenue enhancement options for consideration during its meetings.**
- **The FAC operating budget recommendations strived for a balance between dues and the revenue enhancements. They recommended the member capital fee be eliminated in that impacted fewer members (94) . Dues were proposed to increase to $545 or 2.8% in Cy 2026, with increases ranging from 3-5% in the three-year forecast.**
- **FAC noted the operating budget contribution for Reserve Reports for both the facilities (MMR-A) and the pools (MRR-B) of which both are increasing over 7% to cover maintenance and replacement.**
- **FAC recommendation for the capital budget removed the Abrego South Pool $2.4m due to limited funds within the MRR-B Pool fund to support its 13 pools, as well as least utilization compared to the other 12 pools. She noted FAC had reviewed the adequacy of these reserve funds at its November-January meetings, and the Board adopted the revised funding targets at its February 2025 meeting. Both reserve reports can be found on the GVR website.**

4. Amend Discussion Points:

- Section 1: After the Membership Change fee Refund: add. **The loss of revenue was primarily offset by an increase in member dues.**
- Section 2: Amend to read: Replace Abrego pool, spa, and locker room and shower: General consensus of the Board was to keep the replacement of the pool, spa and locker room building in the budget (insert). **Funds are a placeholder pending further due diligence and review to be completed in the next 3 -6 months.**

Passed: 8 yes / 1 no (Bachelor) / 2 abstain (Garneau, Hillyer)

9. **Member Comments –** Member comments were made under Action Item 8.a.
10. **Adjournment**
    MOTION: Director Hillyer moved, Director Walker seconded to adjourn the meeting at 4:15pm.
    Passed: unanimous

GVR GREEN VALLEY RECREATION

P.O. Box 586 Green Valley AZ 85622 520.625.3440

Fiscal Affairs

Financial Report

As of October 31, 2025

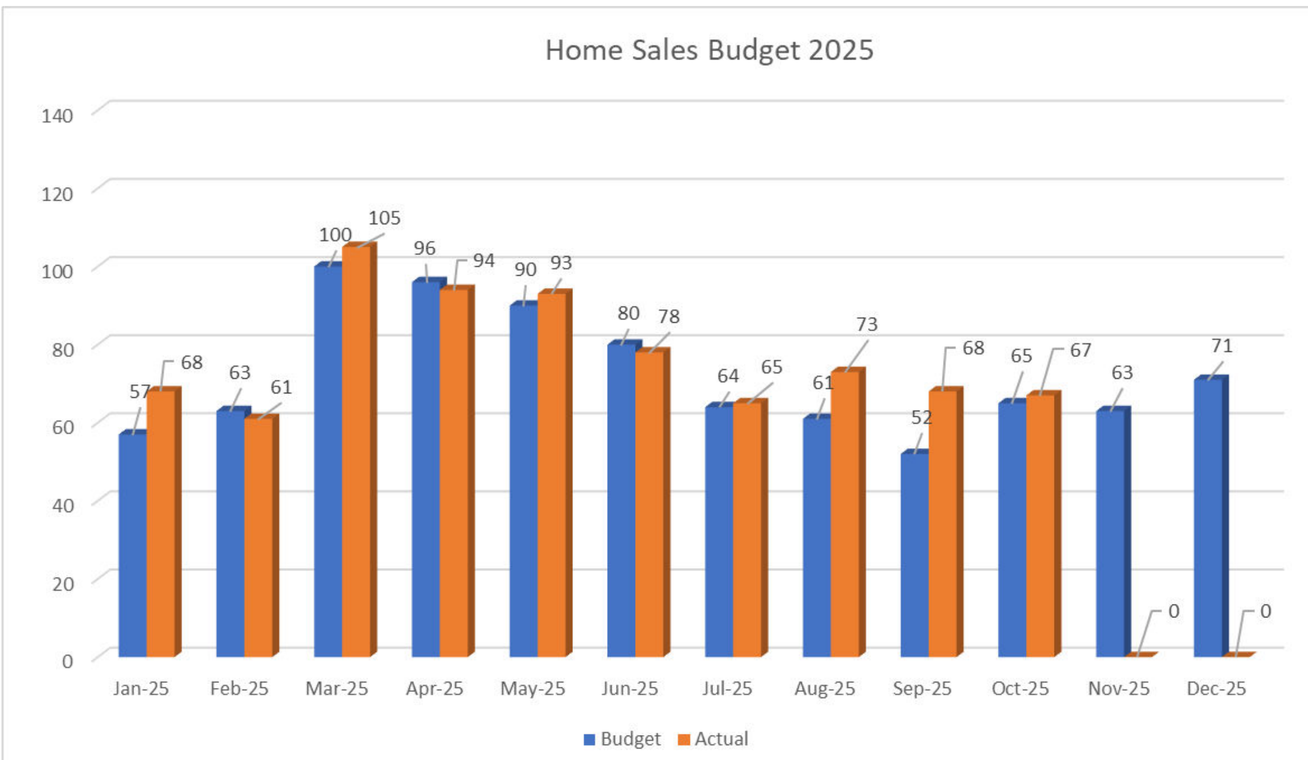
The enclosed Financial Statements and supplemental schedules provide relevant information Year to Date through October 31, 2025 and include the financial statements as of October 31, 2025. These statements include the Statement of Financial Position, Statement of Activities, Statement of Change in Net Assets, and Investment Portfolio.

- The following table summarizes the October 31, 2025 total year to date Increase in Net Assets based on GVR's 2025 Financial Statements:

		GVR 2025			Budget Variance	
Month	Operating Increase Net Assets	Unrealized Gains on Investments	Total Increase in Net Assets	Homes Sold	Income Variance Favorable (Unfavorable)	Expense Variance Favorable (Unfavorable)
Jan-25	$133,252	$163,241	$296,493	68	$28,958	$88,851
Feb-25	$197,621	($54,698)	$142,923	61	($106,588)	$173,361
Mar-25	$49,086	($253,006)	($203,920)	105	($71,726)	($28,963)
Apr-25	$109,237	($34,106)	$75,131	94	($3,304)	($67,602)
May-25	$73,170	$211,175	$284,345	93	($10,722)	($32,672)
Jun-25	$230,846	$250,208	$481,054	78	$30,869	$88,870
Jul-25	($70,262)	$44,371	($25,891)	65	($18,331)	($54,839)
Aug-25	$139,505	$204,530	$344,035	73	($5,490)	$38,346
Sep-25	$24,432	$164,456	$188,888	68	$21,502	($23,844)
Oct-25	($30,350)	$73,692	$43,342	67	($88,085)	$47,723
Nov-25			$0			
Dec-25			$0			
Total YTD '25	**$856,537**	**$769,863**	**$1,626,400**	**772**	**($222,917)**	**$229,231**

A

- While the preceding table illustrates the performance for the year 2025 according to the Financial Statements, it does not include any reduction for the necessary funding from Operations for Reserve Funds that are included in GVR's 2025 budget.
- There were 67 Home Resales during the month of October. This number of sales is 2 (3%) more than budgeted for October and 4 (7%) more than October of the prior year. Year to date, GVR is 44 (6%) home sales greater than budgeted. GVR offsets home sales with an allowance for Membership Change Fee Refunds for Members who transition from a primary residence. The Property Report is on page 6 and the current allowance is $144,000 (page 2) which is an increase of $51,300 from the prior month. The following graph illustrates the actual compared to the monthly budgeted number of home sales with actual sales updated through October, 2025.



- The number of homes sold through the first two weeks of November are 23 and we expect another 35 by the end of the month for a total of 58 homes during November 2025. The budget for November is 63 and the deficit will result in 5 (8%) homes under budget for November. This projection will result in GVR being an estimated 39 (5%) homes over budget for the first 11 months of 2025.
- GVR has added 18 new Member Households so far this year (page 6). The 2025 Budget includes 18 new households for the entire year.

B

- The October 2025 Statement of Financial Position (page 2) reports the Total Net Assets to be $35,364,215 which is a $1,626,400 increase for the year (page 2 and 3) and includes $769,863 of Unrealized Gains on Investments for October 2025 year to date.
- The October 31 Operational cash on hand is $292,307 (page 2). When combined with Operational Cash Investments in both JP Morgan accounts, total Operational Cash equals $2,082,953 which is a $568,172 decrease during the month of October. The cash projections for 2025 are on pages 7 and 8.
- The Net Fixed Assets are $23,486,064 as of October 31, 2025 (page 2). Total net Capital Purchases for the year to date are $2,117,558.
- Total Current Liabilities are $1,905,693 (page 2). This includes 2 months of Deferred Dues revenue for 2025.
- Designated Net Assets equal $10,960,543 (detailed on pages 4 – 5) which reflects a net decrease of $80,183 for the month of October, 2025. The year-to-date net unrealized gains on investments are $769,863 and are included in these balances.
- The Statement of Activities (page 3) indicates that Total Year to Date Revenue is $10,359,017 which is 2.1% under budget and 6% more than the prior year.
- The total expenses for the year are $9,502,480 which is $229,231 (2.4%) under budget and 2% more than the prior year (page 3). The following is a high-level summary of the amounts and percentage variance to budget for the year-to-date October 31, 2025:

C

EXPENSES YTD OCTOBER 2025				
Expense Category	**Total Expenses**	**Variance Pos. (Neg.)**	**%**	**Summary**
Facilities & Equipment	2,751,137	(96,787)	-4%	Furniture & Equipment is 31% over budget
Program Expenses	582,855	189,273	25%	Program expenses are $189K under budget Recreational income is $242K under budget
Communi-cations	165,710	21,707	12%	Advertising and printing are both under budget
Operational Expenses	562,837	14,562	3%	Dues and Subscriptions are 95% over budget
Corporate Expenses	704,205	(10,723)	-2%	IT Software expenses are $17K under budget and Professional fees are $35K over budget. Insurance 3% over budget.
Personnel & Benefits	4,735,735	111,199	2%	Wages are $180K (5%) under budget. Benefits are $89K (13%) over budget.
TOTAL EXPENSES	**9,502,479**	**229,231**	**2.4%**	under budget

- The Capital Improvements Projects Master List is included on page 9.
- The Staff Report for Operating Cash Policy is included
- The Staff Report for Information provided to FAC is included
- The Staff Report for Cost Savings is included.

D

Green Valley Recreation, Inc.
CONSOLIDATED FINANCIAL STATEMENTS

The accompanying pages are the Financial Reports for October 31, 2025. The four statements

Statement of Financial Position.

This is also known as a Balance Sheet or the Statement of Net Assets.

Statement of Activities

Also known as an Income and Expense statement. This report shows the types of Income, the categories of expense and the unrealized Investment Market changes for the year to date. The bottom line in this report is the net for all the reserve accounts maintained by GVR.

Statement of Changes in Net Assets

This report displays the financial activity of the four reserves that make up the Net Assets of Green Valley Recreation. These reserves are:

Unrestricted - These net assets include the Fixed Assets (land, buildings and equipment), undesignated current assets less the current liabilities and deferred revenue items.

Emergency - Designated by the Board of Directors, this reserve is held to provide liquidity when needed for operational emergencies.

Maint - Repair - Replacement - designated by the Board of Directors, this reserve is the accumulation of assets in support of the Reserve Study which is mandated for Common Interest Realty Associations like Green Valley Recreation. Annual amounts are budgeted and transferred into this reserve for the purposes of the name of this reserve.

MRR-B Pools and Spas - Board designated reserve for end of life replacement of Pools and Spas

Initiatives - This reserve is designated by the Board of Directors to help with the funding for new programs that evolve from member interests and demands. Innovation in programming enables GVR to respond to member expectations.

Investment Portfolios

This report displays the market values of investments at the beginning of the year, the dollar amounts of changes that occurred from January 1st to the date of the financial statements. The unrealized gain or loss on market value changes is shown on a separate line to result in the market value of investments as of the reporting month end. The investments related to each of the Reserves (Unrestricted and Designated) are included in separate columns.

Green Valley Recreation, Inc.

Statement of Financial Position

As of Date: October 31, 2025 and Dec 31, 2024

	October 31, 2025				Dec 31, 2024			
	Total				Total			
ASSETS								
Current Assets								
Cash/Cash Equivalents			292,307				2,642,024	
Accounts Receivable			377,996				293,785	
Prepaid Expenses			356,891				242,974	
Maintenance Inventory			21,927				-	
Designated Investments (Charles S./SBH)								
Emergency - Fund	568,548	(1)			635,469	(18)		
MRR - Fund	7,389,768	(2)			7,586,789	(19)		
Initiatives - Fund	1,316,818	(3)			993,706	(20)		
Pools & Spas - Fund	1,685,483	(4)			1,200,643	(21)		
Total Designated Investments (CS/SBH)	10,960,617	(5)			10,416,607	(22)		
Undesignated Invest. (JP Morgan Long Term)	1,705,857	(6)			1,008,091	(23)		
Undesignated Invest. (JP Morgan)	84,789	(7)			1,008,955	(24)		
Investments			12,751,263	(8)			12,433,653	(25)
Total Current Assets			**13,800,384**				**15,612,436**	
Fixed Assets								
Contributed Fixed Assets			18,017,085				18,017,085	
Purchased fixed Assets			35,326,892				33,209,334	
Sub-Total			53,343,977				51,226,419	
Less - Accumulated Depreciation			(29,857,912)				(28,756,044)	
Net Fixed Assets			**23,486,064**	(9)			**22,470,375**	(26)
Operating Lease ROU, Net of Accum. Amortization			-				-	
Finance Lease ROU, Net of Accum. Amortization			36,447				36,447	
Total Assets			**37,322,895**				**38,119,258**	
LIABILITIES								
Current Liabilities								
Accounts Payable			226,011				384,710	
Deferred Dues Fees & Programs			1,316,554				3,452,625	
Accrued Payroll			184,828				247,487	
Compensation Liability			-				-	
MCF Refund Liability			144,000				195,000	
In-Kind Lease Liability -Current			667				4,000	
Operating ROU Liability - Current			-				-	
Financing ROU Liability - Curent			33,633				33,633	
Total Current Liabilities			**1,905,693**				**4,317,455**	
In-Kind Lease Liability - LT			42,667				42,667	
Notes Payable			-				11,000	
Financing ROU Laibility - LT			10,321				10,321	
Total Long Term Liabilities			**52,988**				**63,988**	
TOTAL NET ASSETS			**35,364,215**	(10)			**33,737,815**	(27)
NET ASSETS								
Temporarily Designated:								
Board Designated:								
Emergency			568,548	(11)			635,469	(28)
Maint - Repair - Replacement			7,389,770	(12)			7,586,789	(29)
Initiatives			1,316,742	(13)			993,706	(30)
Pools & Spas			1,685,483	(14)			1,200,643	(31)
Sub-Total			**10,960,543**	(15)			**10,416,607**	
Unrestricted Net Assets			22,777,271				23,321,207	
Net change Year-to-Date			1,626,400	(16)			-	
Unrestricted Net Assets			**24,403,672**	(17)			**23,321,207**	
TOTAL NET ASSETS			**35,364,215**				**33,737,815**	

GVR
GREEN VALLEY RECREATION, INC.

Green Valley Recreation, Inc.

Summary Statement of Activities

YTD Period: 10 month period ending October 31, 2025

FY Budget Period: Jan 1, 2025 - Dec 31, 2025

	PRIOR YEAR COMPARISON				BUDGET COMPARISON					
	2024 YTD Actual	2025 YTD Actual	Year to Year Variance	%	YTD Actual	YTD Budget	YTD Variance	%	Fiscal Year Budget	Remaining FY Budget
Revenue										
Member Dues	5,949,382	6,136,024	186,642	3%	6,136,024	6,125,033	10,991	0.2%	7,350,040	1,214,016
LC,Trans., Crd Fees.	561,864	607,937	46,072	8%	607,937	597,963	9,974	2%	729,472	121,535
Capital Revenue	2,111,759	2,359,006	247,247	12%	2,359,006	2,303,300	55,706	2%	2,724,900	365,894
Programs	244,882	283,967	39,085	16%	283,967	544,167	(260,200)	(48%)	629,718	345,751
Instructional	416,801	432,546	15,745	4%	432,546	414,583	17,963	4%	480,000	47,454
Recreational Revenue	661,683	716,513	54,830	8%	716,513	958,750	(242,237)	(25%)	1,109,718	393,205
Investment Income	359,973	386,230	26,256	7%	386,230	364,490	21,740	6%	435,000	48,770
Advertising Income	-	-	-	0%	-	-	-	0%	-	-
Cell Tower Lease Inc.	40,755	42,068	1,313	3%	42,068	40,766	1,302	3%	48,919	6,851
Comm. Revenue	40,755	42,068	1,313	3%	42,068	40,766	1,302	3%	48,919	6,851
Other Income	78,886	94,836	15,950	20%	94,836	153,717	(58,881)	(38%)	169,100	74,264
Facility Rent	20,085	13,065	(7,020)	(35%)	13,065	34,583	(21,518)	(62%)	41,500	28,435
Marketing Events	-	-	-	0%	-	-	-	0%	-	-
In-Kind Contributions	3,333	3,333	-	0%	3,333	3,333	-	0%	4,000	667
Del Sol Café Revenue	-	6	6	0%	6	-	6	0%	-	(6)
Other Revenue	102,304	111,240	8,936	9%	111,240	191,633	(80,393)	(42%)	214,600	103,360
Total Revenue	9,787,720	10,359,017	571,297	6%	10,359,017	10,581,934	(222,917)	(2.1%)	12,612,649	2,253,632
Expenses										
Major Proj.-Rep. & Maint.	390,316	175,879	214,437	55%	175,879	171,786	(4,094)	(2%)	206,143	30,264
Facility Maintenance	226,582	362,623	(136,042)	(60%)	362,623	330,192	(32,432)	(10%)	396,230	33,607
Fees & Assessments	4,259	446	3,813	90%	446	1,667	1,221	73%	2,000	1,554
Utilities	889,427	787,440	101,986	11%	787,440	844,471	57,031	7%	1,091,735	304,295
Depreciation	1,067,371	1,135,092	(67,721)	(6%)	1,135,092	1,057,100	(77,992)	(7%)	1,268,520	133,428
Furniture & Equipment	214,304	216,890	(2,586)	(1%)	216,890	165,802	(51,088)	(31%)	198,963	(17,927)
Vehicles	78,031	72,766	5,265	7%	72,766	83,333	10,567	13%	100,000	27,234
Facilities & Equipment	2,870,290	2,751,137	119,153	4%	2,751,137	2,654,351	(96,787)	(4%)	3,263,591	512,454
Wages	3,645,783	3,697,390	(51,607)	(1%)	3,697,390	3,877,739	180,349	5%	4,653,287	955,897
Payroll Taxes	290,782	288,716	2,066	1%	288,716	308,513	19,797	6%	370,215	81,499
Benefits	676,211	749,630	(73,419)	(11%)	749,630	660,683	(88,947)	(13%)	790,114	40,484
Personnel	4,612,775	4,735,735	(122,960)	(3%)	4,735,735	4,846,934	111,199	2%	5,813,616	1,077,881
Food & Catering	45,893	28,035	17,858	39%	28,035	76,925	48,890	64%	92,310	64,275
Recreation Contracts	392,016	509,274	(117,258)	(30%)	509,274	619,393	110,119	18%	712,086	202,812
Bank & Credit Card Fees	73,492	45,546	27,946	38%	45,546	75,810	30,264	40%	81,500	35,954
Program	511,401	582,855	(71,454)	(14%)	582,855	772,128	189,273	25%	885,896	303,041
Communications	90,221	89,702	519	1%	89,702	91,583	1,881	2%	109,900	20,198
Printing	64,989	70,864	(5,875)	(9%)	70,864	80,833	9,969	12%	97,000	26,136
Advertising	25,547	5,144	20,403	80%	5,144	15,000	9,856	66%	18,000	12,856
Communications	180,758	165,710	15,048	8%	165,710	187,417	21,707	12%	224,900	59,190
Supplies	395,380	428,136	(32,756)	(8%)	428,136	455,983	27,847	6%	547,100	118,964
Postage	9,867	14,838	(4,971)	(50%)	14,838	16,250	1,412	9%	19,500	4,662
Dues & Subscriptions	11,485	24,155	(12,670)	(110%)	24,155	12,417	(11,738)	(95%)	14,900	(9,255)
Travel & Entertainment	1,219	2,455	(1,236)	(101%)	2,455	3,667	1,211	33%	4,400	1,945
Other Operating Expense	77,846	93,253	(15,408)	(20%)	93,253	89,083	(4,170)	(5%)	106,900	13,647
Operations	495,797	562,837	(67,040)	(14%)	562,837	577,400	14,562	3%	692,800	129,963
Information Technology	95,902	97,427	(1,525)	(2%)	97,427	114,201	16,774	15%	137,041	39,614
Professional Fees	144,254	181,578	(37,324)	(26%)	181,578	146,750	(34,828)	(24%)	170,500	(11,078)
Commercial Insurance	297,768	359,602	(61,834)	(21%)	359,602	347,654	(11,948)	(3%)	417,185	57,583
Taxes	43,758	44,563	(805)	(2%)	44,563	53,002	8,439	16%	53,002	8,439
Conferences & Training	10,476	8,313	2,163	21%	8,313	21,458	13,146	61%	25,750	17,437
Employee Recognition	12,219	12,723	(504)	(4%)	12,723	10,417	(2,306)	(22%)	12,500	(223)
Provision for Bad Debt	-	-	-	0%	-	-	-	0%	-	-
Corporate Expenses	604,377	704,205	(99,828)	(17%)	704,205	693,482	(10,723)	(2%)	815,978	111,773
Expenses	9,275,399	9,502,480	(227,081)	(2%)	9,502,480	9,731,712	229,231	2.4%	11,696,781	2,194,301
										-
Gross Surplus(Rev-Exp)	512,321	856,537	344,216	67%	856,537	850,223	6,314	1%	915,868	59,331
Net. Gain/Loss on Invest.	680,388	769,863	89,476		769,863	-	769,863		-	(769,863)
Net from Operations	1,192,709	1,626,400	433,691	36%	1,626,400	850,223	776,177		915,868	(710,532)

GVR
GREEN VALLEY RECREATION, INC.

Green Valley Recreation, Inc.

Statement of Changes in Net Assets

As of Date: October 31, 2025 and Dec 31, 2024

	Totals	Unrestricted: Unrestricted	Unrestricted: Fixed Assets	Emergency Reserve Fund	Maint - Repair - Replacement Reserve Fund	Initiatives Reserve Fund	Pools & Spas Reserve Fund
Net change in net assets-GVR	1,626,400 (16)	1,626,400	-	-	-	-	-
Transfers between unrestricted and reserves:							
Reserve Study Allocation	-	-	-	-	-	-	
Principal Transfers							
Transfers For Funding	-	(2,227,240)	-	-	1,324,805	582,076	320,358
Transfers Prev. Yr. Surplus	-	-	-	-	-	-	-
Transfers Curr. Yr. Surplus	-	-	-	-	-	-	-
Transfers Between Funds	-	-	-	-	-	-	-
Depreciation	-	1,101,868	(1,101,868)	-	-	-	-
Disposal of Fixed Assets	-	-	-				
Purchase & Contributed Fixed Assets	(0)	59,652	1,773,426	(135,469)	(1,561,316)	(136,293)	-
Purchases Withdrawals Outstanding	-	738,916	-	-	(569,947)	(168,969)	-
Allocations of Net Change components:							
Investment income	-	(251,477)	-	8,660	189,983	27,831	25,003
Investment Expenses	-	80,547	-	(3,714)	(57,504)	(8,688)	(10,641)
Net Gains (Losses) in Investments	-	(717,761)	-	63,602	476,961	27,078	150,120
Net Change to October 31, 2025	1,626,400 (16)	410,906	671,558	(66,921)	(197,019)	323,036	484,840
Net Assets at, Dec 31, 2024	33,737,815 (27)	850,833	22,470,375 (26)	635,469 (28)	7,586,789 (29)	993,706 (30)	1,200,643 (31)
Net Assets as at, October 31, 2025	**35,364,215** (10)	**1,261,739**	**23,141,933** (9)	**568,548** (11)	**7,389,770** (12)	**1,316,742** (13)	**1,685,483** (14)
		24,403,672 (17)		**10,960,543** (15)			

Footnotes refer to Statement of Financial Position and Statement of Activities

GVR
GREEN VALLEY RECREATION, INC.

Green Valley Recreation, Inc.

Investment Portfolios

Changes and Market Values

Beginning of Year and Curent Month End

	Totals		Unrestricted		Emergency Reserve Fund		Maint - Repair - Replace Reserve Fund		Initiatives Reserve Fund		Pools & Spas Reserve Fund	
Balance Dec 31, 2024 (at Market)	12,433,653	(25)	2,017,046	(24)	635,469	(18)	7,586,789	(19)	993,706	(20)	1,200,643	(21)
Changes since January 1, 2025												
Principal Transfers	3,327,240		1,100,000		-		1,324,805		582,076		320,358	
Investment income	370,161		118,684		8,660		189,983		27,831		25,003	
Withdrawals	(4,071,995)		(1,500,000)		(135,469)		(2,131,264)		(305,262)		-	
Investment Expenses	(80,547)		-		(3,714)		(57,504)		(8,688)		(10,641)	
Net Change for 10 Months	(455,141)		(281,316)		(130,523)		(673,979)		295,958		334,720	
Balance before Market Change at October 31, 2025	11,978,512		1,735,730		504,946		6,912,810		1,289,663		1,535,363	
10 Months Net Change in Investments Gain/(Loss)	772,677		54,916		63,602		476,961		27,078		150,120	
Balance at October 31, 2025 (at Market)	**$ 12,751,190**	(8)	**1,790,647**	(6) (7)	**568,548**	(1)	**7,389,770**	(2)	**1,316,742**	(3)	**1,685,483**	(4)

10,960,543 (15)

Footnotes refer to Statement of Financial Position and Statement of Activities

GVR Cash Requirements Report
FY 2025

ACTUAL / PROJECTED	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Projected	Projected
	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25
Operating Cash at CHASE												
Beginning of Month Balance	2,605,550	779,611	657,901	335,530	549,024	306,114	512,525	505,041	392,344	370,410	292,306	645,188
Transfer In	-	-	-	400,000	400,000	700,000	600,000	600,000	400,000	500,000	400,000	-
Transfer Out	(3,200,000)	-	-	-	-	-	-	-				(2,500,000)
Cash Receipts	3,872,858	630,928	523,835	514,502	425,459	437,418	336,158	461,618	376,642	370,379	760,628	4,017,437
Cash Disbursements	(2,498,797)	(752,638)	(846,206)	(701,008)	(1,068,369)	(931,007)	(943,642)	(1,174,315)	(798,576)	(948,483)	(807,746)	(807,746)
Net Operating Cash Flow	1,374,061	(121,710)	(322,371)	(186,506)	(642,910)	(493,589)	(607,484)	(712,697)	(421,934)	(578,104)	(47,118)	3,209,692
Ending of Month Balance	779,611	657,901	335,530	549,024	306,114	512,525	505,041	392,344	370,410	292,306	645,188	1,354,880
Operating Investment Accounts (A&B)												
Beginning of Month Balance	2,017,045	5,239,242	5,271,459	5,249,824	4,815,639	4,456,264	3,806,132	3,220,631	2,676,381	2,285,375	1,790,645	1,393,630
Transfer In	3,200,000	-	-	-	-	-	-	-	-	-	-	2,500,000
Transfer Out	-	-	-	(400,000)	(400,000)	(700,000)	(600,000)	(600,000)	(400,000)	(500,000)	(400,000)	-
Earned Income on Investmer	22,197	32,216	(21,635)	(34,185)	40,625	49,869	14,498	55,750	8,994	5,270	2,984	2,323
Ending of Month Balance	5,239,242	5,271,459	5,249,824	4,815,639	4,456,264	3,806,132	3,220,631	2,676,381	2,285,375	1,790,645	1,393,630	3,895,952
MRR Reserve												
Beginning of Month Balance	7,586,789	8,932,180	8,792,174	8,544,684	8,479,442	8,323,249	8,257,278	7,886,033	7,671,929	7,503,443	7,389,770	7,365,990
Transfer In MRR Funding	1,300,102	-	-	-	-	-	-	-	-	-	-	-
Transfer Out	(62,207)	(92,950)	(126,240)	(104,707)	(296,369)	(238,365)	(391,604)	(326,541)	(301,461)	(176,696)	(85,020)	(95,020)
Net Earned Income on Invest	107,496	(47,056)	(121,250)	39,464	140,176	172,394	20,359	112,437	132,975	63,023	61,240	52,176
Ending of Month Balance	8,932,180	8,792,174	8,544,684	8,479,442	8,323,249	8,257,278	7,886,033	7,671,929	7,503,443	7,389,770	7,365,990	7,323,146
MRR - B Pool and Spa Replacement Reserve												
Beginning of Month Balance	1,200,643	1,542,072	1,530,524	1,488,718	1,485,342	1,538,799	1,587,146	1,602,181	1,633,913	1,667,314	1,685,483	1,693,910
Transfer In MRR B Pool & Spa Funding	320,358	-	-	-	-	-	-	-	-	-	-	-
Transfer Out	-	-	-	-	-	-	-	-	-	-	-	-
Net Earned Income on Invest	21,071	(11,547)	(41,807)	(3,376)	53,458	48,347	15,035	31,733	33,400	18,169	8,427	8,470
Ending of Month Balance	1,542,072	1,530,524	1,488,718	1,485,342	1,538,799	1,587,146	1,602,181	1,633,913	1,667,314	1,685,483	1,693,910	1,702,380
Initiatives Reserve												
Beginning of Month Balance	993,706	1,127,758	1,127,489	1,113,666	1,106,741	1,213,896	1,349,813	1,356,462	1,229,546	1,309,261	1,316,742	1,261,112
Transfer In	135,469	-	-	-	141,813	124,008	52,195	-	85,025	37,820	45,648	45,648
Other Funding	-	-	-	-	-	-	-	-	-		-	-
Other Payments												
Net Earned Income on Invest	4,583	182	(4,678)	(795)	7,691	17,302	(703)	10,398	7,613	4,628	10,973	12,509
Transfer Out	(6,000)	(450)	(9,146)	(6,130)	(42,348)	(5,393)	(44,843)	(137,315)	(12,923)	(34,967)	(112,250)	(103,668)
Ending of Month Balance	1,127,758	1,127,489	1,113,666	1,106,741	1,213,896	1,349,813	1,356,462	1,229,546	1,309,261	1,316,742	1,261,112	1,215,601
Emergency Reserve												
Beginning of Month Balance	635,469	513,004	509,235	496,139	495,486	512,460	529,727	535,191	547,194	560,635	564,373	568,135
Transfer In												
Transfer Out	(135,469)											
Net Earned Income on Invest	13,004	(3,768)	(13,097)	(653)	16,974	17,267	5,464	12,003	13,441	3,738	3,762	3,788
Ending of Month Balance	513,004	509,235	496,139	495,486	512,460	529,727	535,191	547,194	560,635	564,373	568,135	571,923
Total Reserve Accounts	12,115,013	11,959,423	11,643,207	11,567,010	11,588,404	11,723,965	11,379,867	11,082,582	11,040,652	10,956,368	10,889,148	10,813,050
Total Operating Cash	6,018,853	5,929,360	5,585,354	5,364,663	4,762,378	4,318,658	3,725,672	3,068,725	2,655,785	2,082,951	2,038,818	5,250,832
Grand Total Cash & Investments	18,133,866	17,888,783	17,228,561	16,931,673	16,350,782	16,042,622	15,105,539	14,151,307	13,696,438	13,039,319	12,927,966	16,063,882

GVR Cash Requirements Report

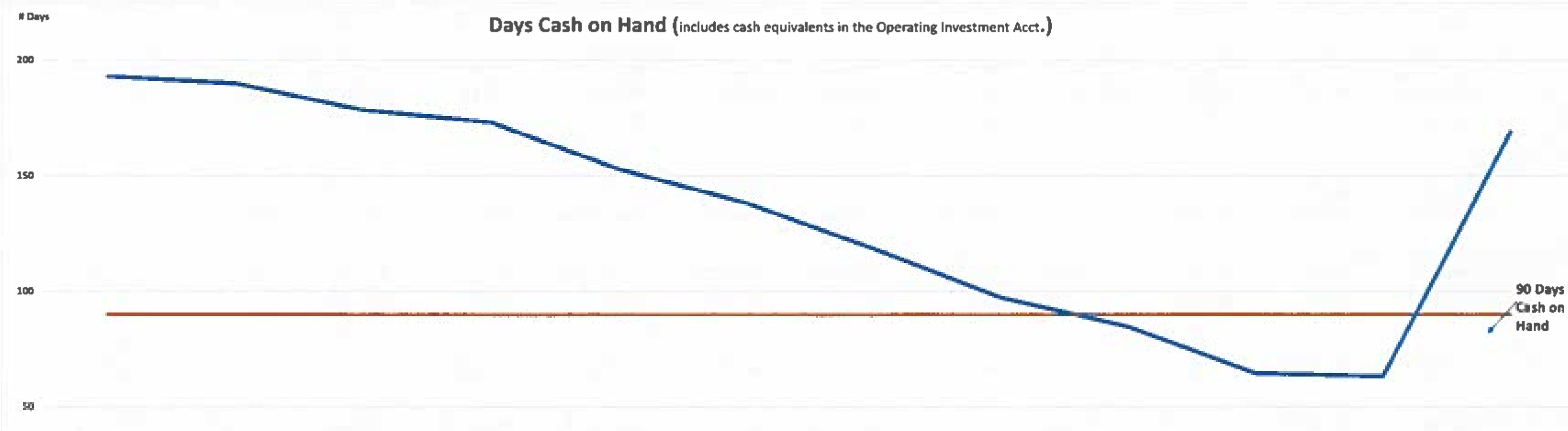
FY 2025

ACTUAL / PROJECTED	Actual Jan-25	Actual Feb-25	Actual Mar-25	Actual Apr-25	Actual May-25	Actual Jun-25	Actual Jul-25	Actual Aug-25	Actual Sep-25	Actual Oct-25	Projected Nov-25	Projected Dec-25
Actual Days Oper. Cash on Hand (net of MCF Allowance)	193	190	178	173	153	138	119	97	85	65	63	169

January 1, 2025 Beg. Balance:	
Total Reserve Accounts	9,215,964
Total Operating Cash	4,622,595
Grand Total Cash & Investme	13,838,558

Projected Ending Balance 2025	
Total Reserve Accounts	9,110,670
Total Operating Cash	5,250,832
Grand Total Cash & Investments	14,361,502

The Cash Requirements Report is for projecting cash balances of the Operating and Designated Cash Accounts only. This report is exclusively for the purpose of determining cash requirements and short term investment planning.



GVR MEMBER PROPERTIES MONTLY REPORT

2025	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	YTD
NEW MEMBERS	1	2	2	2	1	1	2	3	1	3	-	-	*18*
Total Members (2025)	13,873	13,875	13,877	13,879	13,880	13,881	13,883	13,886	13,887	13,890	13,890	13,890	13,890
Members Last Year (2024)	13,852	13,853	13,857	13,858	13,862	13,862	13,863	13,864	13,866	13,871	13,872	13,872	13,872
Members Before Last Year (2023)	13,825	13,829	13,832	13,833	13,834	13,835	13,837	13,841	13,842	13,844	13,847	13,850	13,850
Membershi Change Fee	68	61	105	94	93	78	65	73	68	67	-	-	772
Initial Fee	1	1	1	2	-	1	2	1	1	2	-		12
Transfer Fee (new build no Initial fee)	-	1	-	-	1	-	-	2	-	1	-		5
Transfer Fee (Voluntary Deed Restriction w/Initial fee)	1	1	1	2	-	1	2	1	1	2	-	-	12
Transfer Fee (estate planning)	-	-	-	2	-	-	-	-	-	1	-	-	3
Transfer Fee (resale)	68	61	105	94	93	78	65	73	68	67	-	-	772
Transfer Fee Non-Resale	4	8	8	3	1	3	3	2	8	4	-	-	44
Budget Monthly Resales (2025)	57	63	100	96	90	80	64	61	52	65	63	71	862
Monthly Resales (2025)	68	61	105	94	93	78	65	73	68	67	-	-	772
Monthly Delta Actual vs Budget (2024)	↑ 11	↓ (2)	↑ 5	↓ (2)	↑ 3	↓ (2)	↑ 1	↑ 12	↑ 16	↑ 2			↑ 44
Monthly Resales Last Year (2024)	62	55	100	98	94	64	69	58	62	61	43	67	833
Monthly Resales 2 years prior (2023)	75	63	103	118	121	94	83	80	58	75	64	71	1,005
YTD Budget (2025)	57	120	220	316	406	486	550	611	663	728	791	862	862
YTD Resales (2025)	68	129	234	328	421	499	564	637	705	772	-	-	772
YTD Over/(Under) Budget	↑ 11	↑ 9	↑ 14	↑ 12	↑ 15	↑ 13	↑ 14	↑ 26	↑ 42	↑ 44			↓ (90)
YTD Over/(Under) Budget	19%	8%	6%	4%	4%	3%	3%	4%	6%	6%			(10%)
YTD Resales Last Year (2024)	62	117	217	315	409	473	542	600	662	723	766	833	833
YTD Resales Before 2 years prior (2023)	75	138	241	359	480	574	657	737	795	870	934	1,005	1,005
Total Sales (new and resale) (2025)	69	63	107	96	94	79	67	76	69	70	-	-	790
Total Sales (new and resale) Last Year (2024)	64	56	104	99	98	64	70	59	64	66	44	67	855
Total Sales (new and resale) Before 2 years prior (2023)	72	65	103	116	118	93	84	76	59	74	67	74	1,001
MCF Refund	4	8	10	12	8	5	8	8	6	4			73
HB 2119 (no MCF assessed)	1	2	2	1	0	1	0	1	6	1			15

Project Name	Center Location	Scope of Work	Construct. Start	Construct. Finish	Status	Next Steps	Funding Sources	Budget Total	Expenses To Date	Remaining Balance
West Center Lapidary Club Expansion	West Center	Expand Lapidary Club building to the west. Renovate existing space, including Billiards Room space.	January-26	August-26	Design- CD 75%	Continue design-build process with Rio West contractor and Burton and Assoc. Architects. Review fire sprinkler system needs. Proceed to 100% plans by early November. Then permit.	Initia. $993k Club $40k	$ 1,034,000	$ 63,874	$ 970,126
West Center Metal Shop Expansion	West Center	Expand Metal Shop into west storage building. To become Welding, Machine Shop, Office.	May-25	9/26/25	Complete, except for fire alarm.	Construction is 100% complete and club moving in equipment. Fire alarm system installation by Johnson Controls by 11/7. Need Cert. of Completion for all construction.	Initiatives- $243k	$ 243,000	$ 213,763	$ 29,237
Desert Hills Kiln Room Enhancements	Desert Hills	Strengthen sub-floor for 5 kilns and brick flooring. Upgrade ventilation system and electrical needs.	August-25	12/1/25	Construction- 20%	Structural upgrade and flooring completed. Next steps: electrical and mechanical permitting and installation. Contract for $35k. Waiting for mechanical and electrical plans and schedule.	Initiatives. CO with LR project.	$ 90,000	$ -	$ 90,000
Notes:										
DH Kiln Room work is part of the Locker Room contract										
2026 CIP Projects										
Las Campanas Fitness Room Expansion	Las Campanas									
Pickleball Center Fencing	Pickleball Center									
SRS Fitness Center Expansion	Santa Rita Springs									
West Center Lobby Improvements	West Center									
West Center Lapidary Expansion	West Center									

Green Valley Recreation, Inc.

Board of Directors Meeting

October 2025 Financial Highlights

Prepared By: David Webster, CFO **Meeting Date:** November 18, 2025

Presented By: David Webster, CFO **Consent Agenda: N/A**

Originating Committee / Department:
Administration

Strategic Plan Goal:
Goal 4: Cultivate and maintain a sound financial base that generates good value for our members

Background Justification:
The Board has requested a separate staff report stating the highlights for each month.

Key Points/Highlights for October 2025:

1. YTD revenue under budget (unfavorable) 2.1% or $222,917
2. YTD expenses under budget (favorable) 2.4% or $229,231
3. October unrealized gains on investments $73,692 YTD gains $769,863
4. October MCF fees over budget (favorable) 67 actual compared to 65 budgeted
5. YTD utilities are 7% under budget (favorable) or $787,440 actual vs a budget of $844,471
6. GVR personnel under budget (favorable) by 2% YTD or $111,199
7. Recreation revenue under budget(unfavorable) by $242,237
8. Recreation Program expenses are under budget (favorable) by $189,273

Green Valley Recreation, Inc.

Board of Directors Meeting

Reconsider Work Session Minutes Vote And Approve Amended Minutes

Prepared By: Nanci Moyo, Admin. Sup. **Meeting Date:** November 19, 2025

Presented By: Kathi Bachelor, President **Consent Agenda:** No

Originating Committee / Department:
Administration/Board

Action Requested:
Reconsider the vote made on October 22, 2025, at the Regular meeting regarding the Work Session Minutes of October 8, 2025, and approve amended Minutes attached.

Strategic Plan:
Goal 5: Provide sound, effective governance and leadership for the corporation

Background Justification:
Synopsis of what happened regarding the vote on the Work Session Minutes of October 8, 2025: At the Regular Meeting of the Board on October 22, 2025, Director Johnson provided staff and the Board of Directors proposed edits to the Work Session Minutes of October 8, 2025, via email 38 minutes before the meeting and brought printed copies to the meeting. During the Consent Agenda, Director Johnson moved to have the Minutes of the Work Session of October 8, 2025, moved to an Action Item to allow for a vote on the proposed edits. President Bachelor agreed to move the minutes to Action Item F. During Action Items, F was presented with a motion, a second, and discussed. The motion passed.

A matter of procedure from Rober's Rules of Order (RONR) and the GVR Corporate Policy Manual (CPM): RONR §48:1-9 states what is included in the minutes and what is not included in the minutes which basically states - *The minutes are the official record of what was done, not what was said*; which is what the CPM also states in 2.3.4.C - *Minutes of the Board meetings shall contain all motions made, the name of the motion maker and seconder. The method and outcome of the votes taken will list the names of voting Directors in the minority of each vote as well as any Director abstaining from said vote. Committee reports which are "informational only" will not be summarized in the minutes. These reports will be noted "received and placed on file." Member comments are not part of the minutes.*

Staff has provided high level highlights in the minutes of the topic to be part of the record for a basic understanding and reference. Best practices for a Director(s) who disputes the minutes are for the minutes to be pulled from the Consent Agenda and placed on the next Regular meeting to allow review by the Board and staff. Since the minutes of October 8 were allowed as an Action Item at the same meeting and approved, it is being requested to rescind the vote and approve the minutes provided as an attachment in this staff report.

To Rescind the Vote on the Minutes taken in Action Item F will require a majority vote. There needs to be a Main Motion to Rescind the Vote, a second, it is debatable/amendable, and voted upon. If approved, this would nullify the original motion and any actions authorized that have not been carried out.

Board Options:

1) Rescind the Vote from Action Item F and proceed to Approve the Work Session Minutes of October 8, 2025 as provided in the attachment.
2) No action is taken.

Staff Recommendation:

Option 1

Recommended Motion:

Motion 1 Rescind: I move to rescind the motion adopted at the October 22, 2025, meeting, to approve the Work Session minutes with amendments for October 8, 2025.

Motion 2 Approve: Move to approve the Minutes of October 8, 2025, as presented in the November 19, 2025, Meeting Book.

Attachments:

1) October 8, 2025, Work Session Minutes

MINUTES

BOARD OF DIRECTORS WORK SESSION
Wednesday, October 8, 2025, 2pm
WC Room 2 / Zoom

Directors Present: Kathi Bachelor (President), Candy English (Vice President), Beth Dingman (Secretary), Nellie Johnson (Treasurer), Bart Hillyer (Left meeting at 3:15pm) (Assistant Secretary), Steve Reynolds (Assistant Treasurer), Dave Barker, Marge Garneau (left meeting at 3:45pm), Bev Lawless, Lanny Smith, Jodie Walker, Scott Somers (non-voting)

Staff Present: Steve Kindred (Recreation Program Director), Chris McNeely (Human Resources Director), Nanci Moyo (Administrative Supervisor), Antoinette Snow (Field Service Manager), David Webster (CFO), Natalie Whitman (COO), Kris Zubicki (Member Services Director)

Visitors:

AGENDA TOPIC

1. **Call to Order / Roll Call**
   Work Session Called to Order at 2:06pm by President Bachelor. Secretary Dingman called the roll.

2. **Amend / Approve Agenda**
   MOTION: Director Dingman moved / Director Lawless seconded to approve the Agenda. Passed: unanimous

3. **Staff Presents the Recommended Fee Schedule, Operating Budget, and Capital Improvement Plan, and Capital Budget**
   CEO Somers reviewed the budget:
   - 2026 Budget Goal meets GVR's Mission, Goal 4 of the Strategic Plan, Bylaws Article 3, Section 2, and CPM 5.5.2.
   - Timeline and Titles of the budget preparation and reviews:
     - Staff developed a draft budget for the Fiscal Affairs Committee (FAC) to review called the **Original Staff Budget** which included: 2026 dues rate increase from $530 to $540 (1.9 percent); Membership Change Fee and Initial Fee increase from $3,100 to $3,200 (3.2 percent); Personnel cost included a recommended $109,895 (2.5 percent) aggregate increase in wages, decrease of 2.8 full-time equivalents for a total of 88 Full Time Equivalents in 2026; and no allowance for Non-Reserve Capital projects.
     - The FAC's recommendation (after two FAC meetings) called the **Revised Budget Updated by FAC** included: eliminating the Member Change Fee refunds which increases funding to the Initiatives by approximately $30,080 in 2026; increase wages by an additional $150,000 for a total increase of $259,995 (5.9

percent) to fully implement the three-year compensation plan which includes a payroll tax increase of $11,483; increase professional fees by $10,000 to allow for improved digital marketing; amend the Tenant Fee structure and rates; increase member dues from $530 to $545 (2.8 percent); and increase MRR-B Pools and Spas fund by $7,761 to meet the 7 percent escalation in annual funding goal. Two additional FAC recommendations were to require clubs with dedicate space request for expansion to enter into a MOU with GVR and investigate pilot program on financing options for the voluntary deed restricted properties interested in GVR joining GVR.

    - Staff prepared updates to FAC recommendations based on updated wage information called **Staff Revisions to FAC Updates** including: total revenue increase of $364,436 (2.9 percent); decrease aggregate wage increase to $177,601 (4 percent) from first provided $259,995 (5.9 percent) increase to maintain recommended market labor wage rates; dues rate revision from current $530 to $538 (1.5 percent); MCF and Initial Fee for 2026 increase from $3100 to $3200 (3.2 percent); the elimination of the MCF refunds adds $150,000 in revenue for 2026 and $300,000 increase in revenue in 2027 and beyond; anticipated dues increase for 2027 is $557 (3.5 percent), 2028 increase to $567 (1.8 percent), and 2029 increase to $581 (2.5 percent).

- Recommended Fees and Dues changes: Tenant fee will change from 4-12 months for one fee to 6-12 months for one fee. All tenant fees will go up by $5 from 1-7 days to 3 months. The 4-month tenant fee will be $180, 5-month will be $215, the 6-12 month tenant fee will be $250. Additional card fee will increase to $35 every year for the next five years from the increase of $140 for 2026. This is to keep this fee closer to $235. The Guest Card Annual pass will increase by $5 to $85. The Guest Card Daily pass will decrease to $10 with an issuance fee of $5 to encourage people to keep the card.
- Expense budget summary: The total operating expenses is up to $175,238 (1.5 percent).
- Capital Budget: Planning and Evaluation (P&E) and FAC recommended removal of $1.6 million from the Maintenance Repair and Replacement B – Pools and Spas fund (MRR-B) for the replacement of the Abrego South pool. Removal of $750,000 from the Initiatives Fund for the Abrego South locker room building. Include a $100,000 in the 2026 Initiatives Fund for demolition of the South Abrego pool and locker room. P&E recommended and FAC revised to include $20,000 for ADA projects to the Non-Reserve Capital budget.
- Capital 5-year Plan Recommended by P&E and Amended by FAC: 2026 Del Sol Clubhouse Parking Lot Note; West Center Lobby improvements; Las Campanas Fitness to expand to Cypress; West Center Club expansion for Lapidary and Woodworking; Las Campanas third tennis court moved out to 2030; Santa Rita Arts League lower-level expansion moved to 2030; Pickleball Court fencing; Abrego Pool Demolition; Santa Rita Springs Fitness Center expansion.
- Maintenance Repair and Replacement A (MRR-A) Facilities Fund: The Reserve Study recommends expending $2.2 million in 2026. Staff recommends an additional $300,00

for work needing done in 2026 for a total of $2.5 million. The contingency account or Emergency fund is kept at $500,000.

- FAC recommended Total Budget: $15,637,567

First and Second Discussion Points:

1) Membership Change Fee Refunds: an average of 95 to 100 people a year receive the MCF refund. General consensus of the Board is to keep the MCF refund.
2) Replace Abrego pool, spa, locker room and shower:
General consensus of the Board was to keep the replacement of the pool, spa and locker room building in the budget.

CEO Somers presented Plan B option: If the Board chooses to not eliminate the MCF refund the Initiatives funding is estimated to be reduced by approximately $30,000 in 2026 and $60,000+ in forecasted years 2027 through 2029; and dues increase from current $530 to proposed rate of $545 (2.8 percent) for 2026.

4. Member Comments

5. Adjournment
MOTION: Director Lawless moved, Director Dingman seconded to adjourn at 4:20pm
Passed: unanimous

Green Valley Recreation, Inc.

Board of Directors Regular Meeting

Guest Pass Policy CPM Changes

Prepared By: Scott Somers, CEO **Meeting Date:** November 19, 2025

Presented By: Scott Somers, CEO

Originating Committee / Department: Administration
Strategic Plan: Goal 1: Provide excellent facilities for members to participate in a variety of active and social opportunities
Action Requested: Consider approving the Board Affairs Committee (BAC) recommended changes to the Guest Pass Policy
Background Justification: GVR staff has brought forth issues and challenges faced regarding the current guest policy. In 2022, the Board revised the guest policy to reduce the number of guests allowed per pass from unlimited to four. While this helped staff with a stronger policy that is enforceable, the policy remains problematic. Staff is recommending that we align our policy with others in similar communities. Members have voiced strong frustration over non-members having unregulated access to facilities they have financially supported. Left unchecked, this issue risks further diminishing the value of GVR membership and eroding confidence in our policies. GVR has long-faced challenges with guest card misuse. Despite previous attempts to revise the policy, past efforts have been insufficient, and misuse continues to grow. While a large portion of our membership is aware of the policy and adheres to it, there is an increasing number that do not. This misuse has continued to intensify with improperly using Guest Cards for tenants/Airbnb and VRBO rentals as well as local friends and neighbors. The misuse is predominantly found with Annual Guest Cards and Complimentary Guest Cards. During the BAC's May 13, 2025, meeting, it was decided to develop a survey to understand how GVR's members think about the current policy and potential policy changes. While a majority of those that took the survey say it is "very important" to maintain an Annual Guest Pass, the majority that took the survey don't purchase guest passes. When asked if members were concerned about unauthorized guests using GVR facilities, the majority stated they were very concerned or somewhat concerned. The vast majority of guest pass violations involve the use of Annual Guest and Complimentary Guest Passes, as stated above. However, since guest passes are intended for those guests that live 20 miles or greater from the GVR boundary and allow up to 4 guests per card, and are intended for "temporary" guests, many guests that use them are not violating any policy. For example, a guest could reside in Tucson and use GVR facilities 200 times in a year since "temporary" isn't defined.

Many similar organizations refrain from using such vague terms and instead allow a member to purchase a guest pass that is good for 15-30 days and/or limits the number of times any individual can be a guest to a specific number of days per year, such as 15-30. The easier approach for GVR would be to limit the number of days per pass, rather than limiting the number of days an individual can be a guest which would require GVR to know the names of each guest, and possibly require an ID from each guest.

It was suggested that a “punch card” could possibly replace the Annual Guest Card. A punch card, for example, could be purchased and loaded with 30 days of guest access. Members who prefer the one-time purchase and convenience of an Annual Guest Card could instead purchase such a punch card for use by their guests, without knowing specific dates, until all of the days have been used within a one-year period. GVR’s current software does not allow for this option at this time, but staff are looking into software alternatives that do.

During the BAC meeting on September 9, 2025, the BAC recommend the Board replace the current Annual Guest Pass with a 30-day “punch card” once the software allows; limit persons per guest pass to one; limit guest passes to days, weeks, and 30-days. While the BAC voted to recommend limiting persons per guest pass to one, there was strong support for limiting persons using the Annual Guest Pass or Annual 30-day punch card to two to allow for use by couples. Staff supports this alternative.

On October 14, 2025, the BAC recommended changes to the Corporate Policy Manual (CPM) which reflect and support the guest pass policy recommended changes.

To protect member benefits and ensure fair access, we recommend revising our guest card policy to reduce opportunities for misuse. These changes should be made to help preserve the integrity of GVR membership while maintaining an enjoyable experience for all members.

Fiscal Impact:

Any fiscal impact to policy changes won’t be known until the “actual” amounts are finalized and audited after the end of the next fiscal year.

Committee Options:

1) Approve the recommended changes for CPM 1.2.2 Guest Policy as drafted.
2) Approved the recommended changes for CPM 1.2.2 Guest Policy as drafted, but limit persons using the Annual Guest Pass or Annual 30-day punch card to two instead of one to allow for use by couples.
3) Recommend any other configuration.
4) Recommend maintaining the existing guest pass policy.

Staff Recommendation:

Option #1 or #2

Recommended Motion:

*I move to approve the recommended changes for CPM 1.2.2 Guest Policy as drafted **OR** as drafted but limit persons using the Annual Guest Pass or Annual 30-day punch card to two instead of one to allow for use by couples.*

Attachments:

1) CPM 1.2.2 Guest Policy Redlined
2) Guest Pass Survey Results and Data

1.2.2 Guest Policy

A. Guest privileges are intended for temporary visitors of a Regular Member, Assigned Member, Tenant, CRCF Resident, or Life Care Member of GVR and who live outside a twenty (20) mile distance from established GVR boundaries.

B. GVR Members, Assigned Members, Life Care Members and CRCF Residents may purchase one (1) annual guest card (as defined and limited per the Board approved Fee Schedule) which allows for ~~four~~ one (~~4~~1) adult~~s~~ per visit ~~with unlimited visits~~. Annual guest cards are valid for one (1) year from the date of purchase. ~~through the end of the calendar year and fees are not prorated.~~ No more than one (1) annual guest card may be purchased by a GVR Member regardless of the number of properties owned and may not be purchased for tenant-occupied properties.

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C. GVR Members, Assigned Members, Life Care Members, CRCF Residents, and Tenants may purchase daily, or weekly guest cards which allow for ~~four~~ one (~~4~~1) adult~~s~~ on a specific day or days.

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D. Adult guests 18 years of age and older are required to have a valid guest card when visiting GVR facilities.

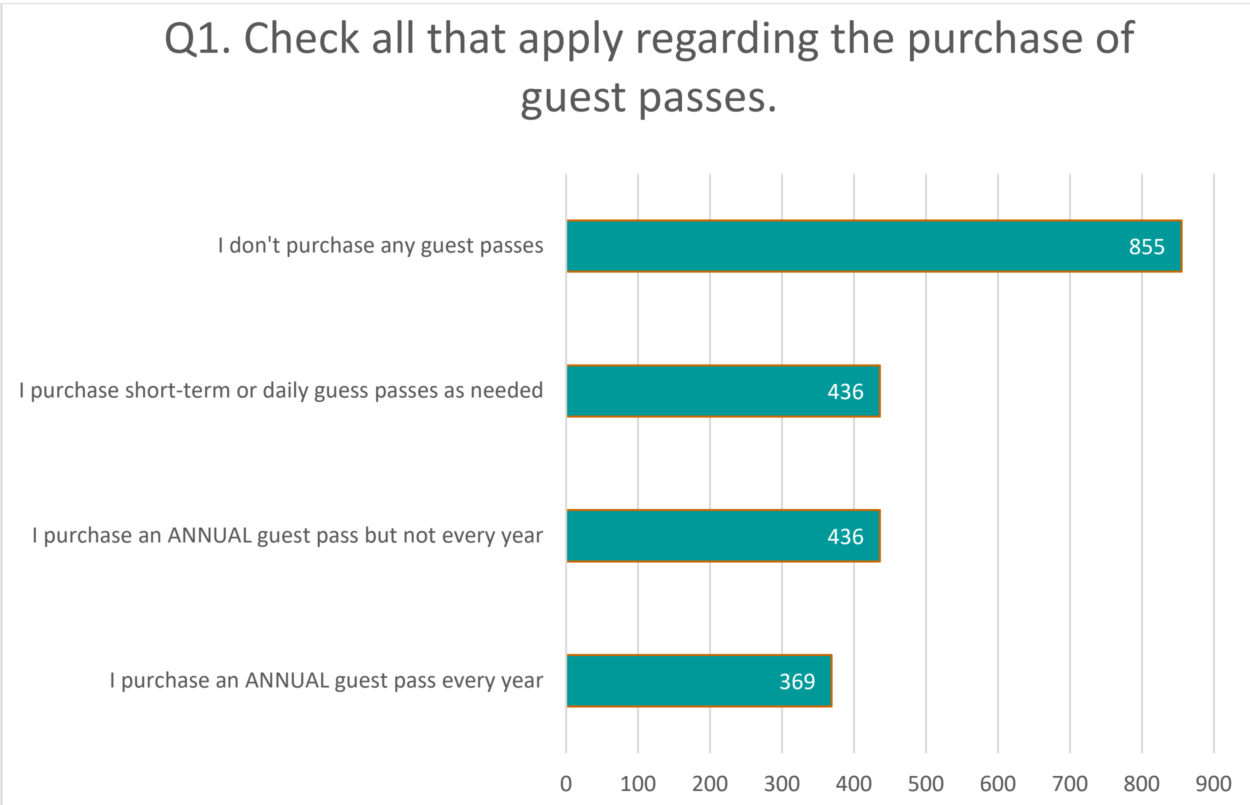
E. Guests under the age of 18 do not require guest cards and must be accompanied by an adult with privileges to use GVR facilities.

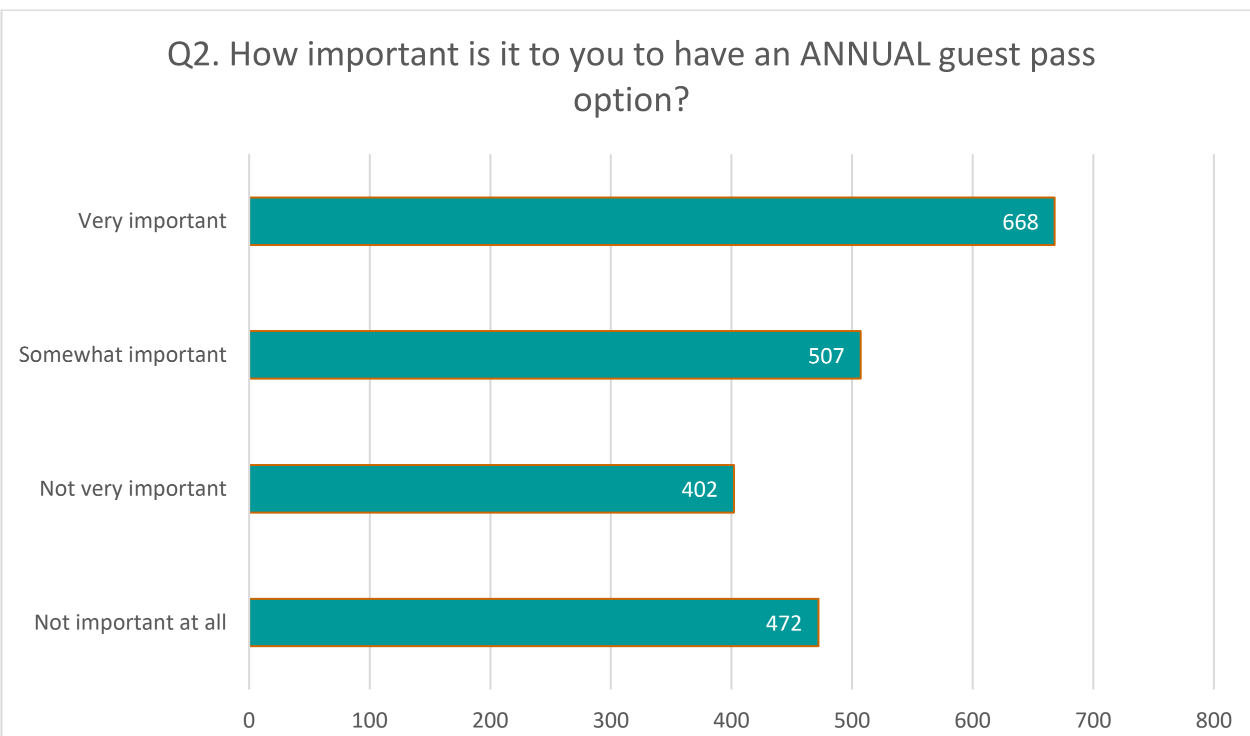
F. Replacement of a lost or damaged ~~annual~~ guest card must be obtained at a customer service office for a fee established by the Board. Lost cards will be deactivated to prevent future use of the card. Damaged cards must be returned to a customer service office before a replacement card will be issued.

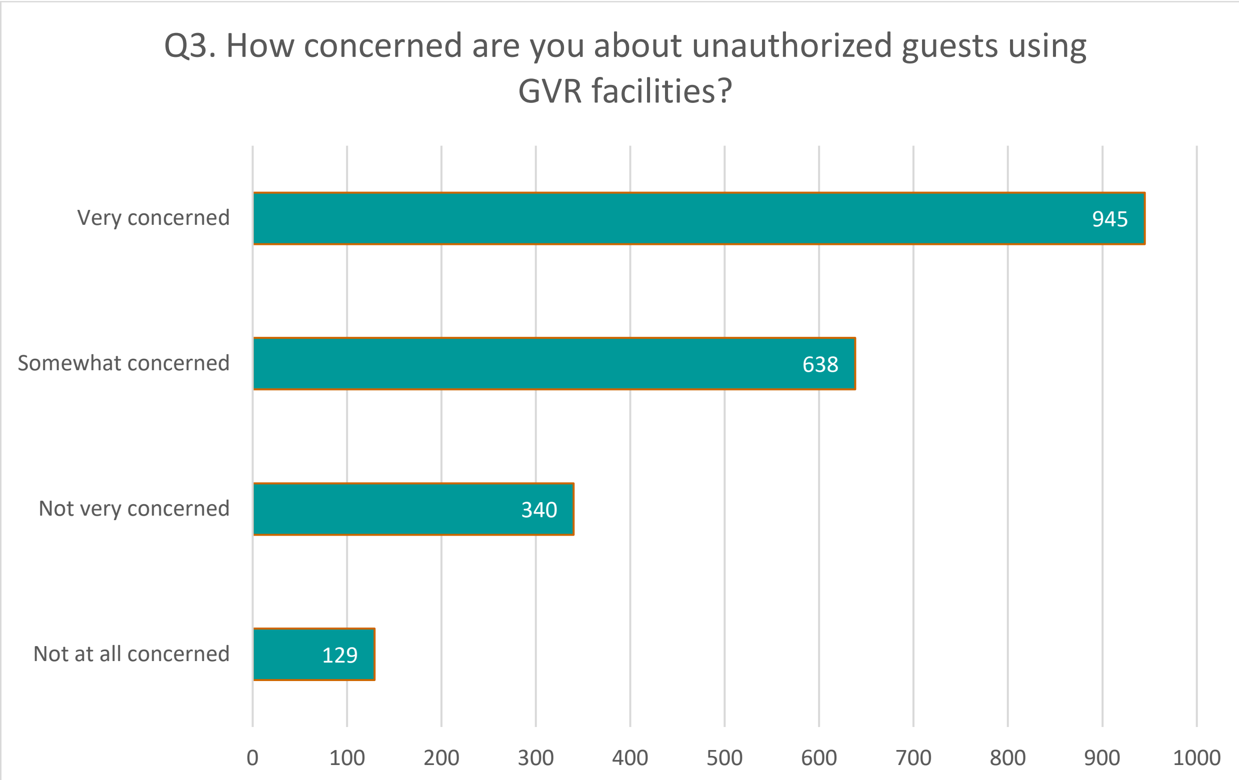
G. Guest cards are required for all general facility use and club activities. However, guest cards are not required for ticketed GVR events ~~where guests pay a higher ticket price than the member price~~.

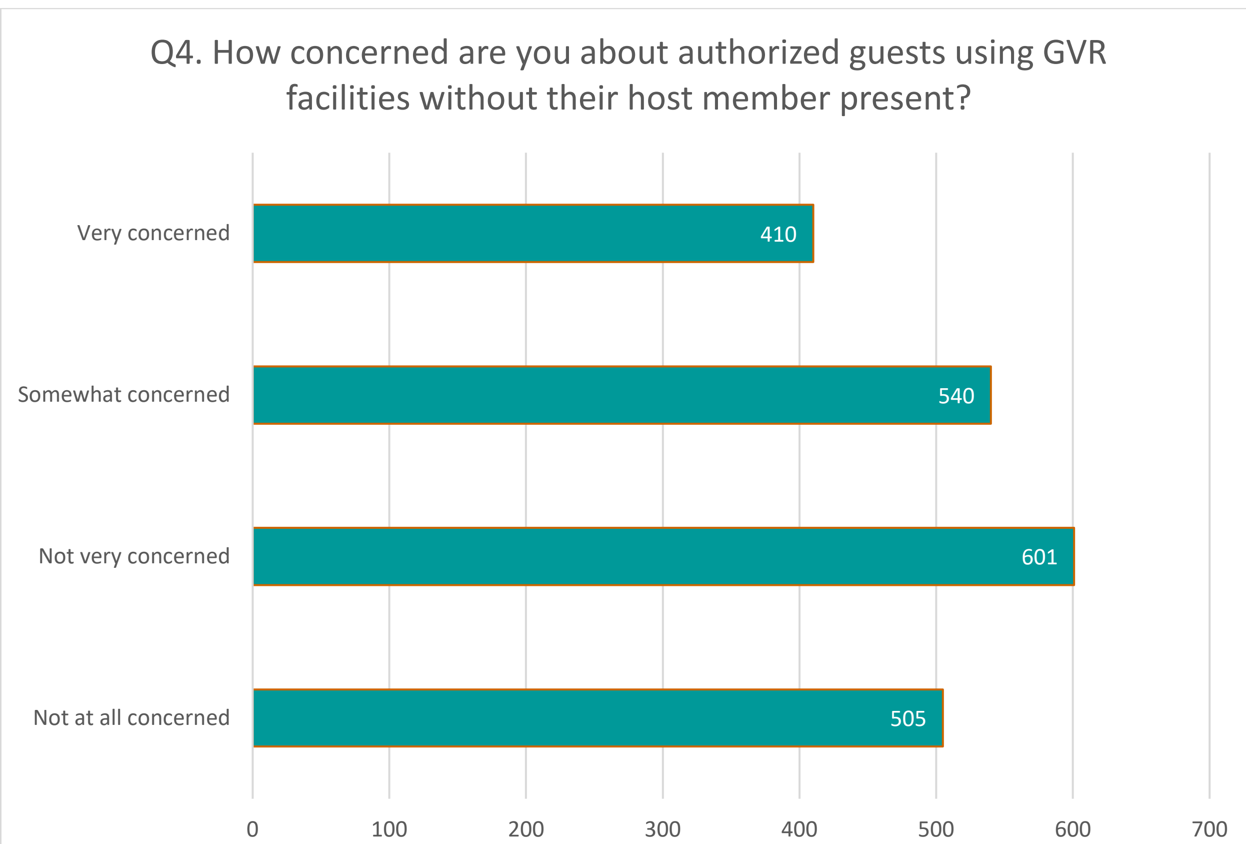
H. At management's discretion, guest usage of GVR facilities may be limited to non-primetime hours. Signage will be added to all facility gates reminding individuals that each person must swipe (or 'tap' for proximity cards) a GVR-issued ID card.

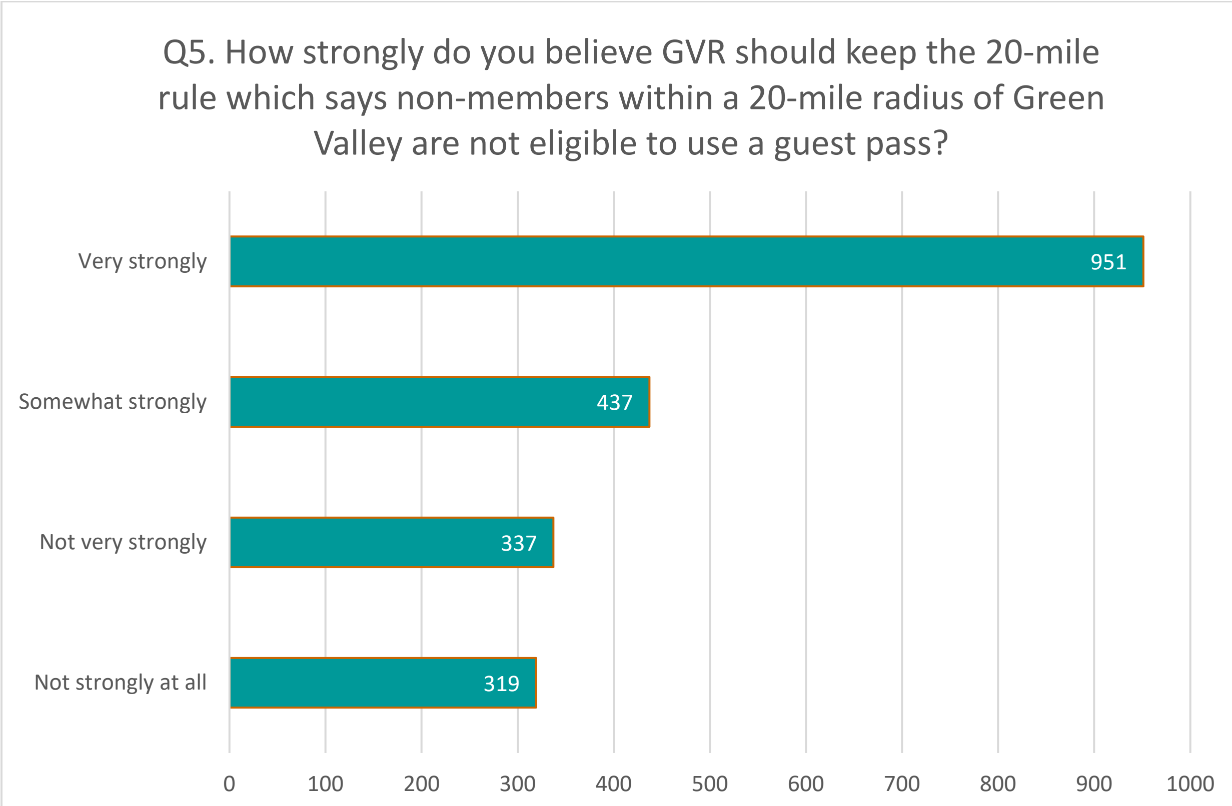
Guest Pass Survey Results

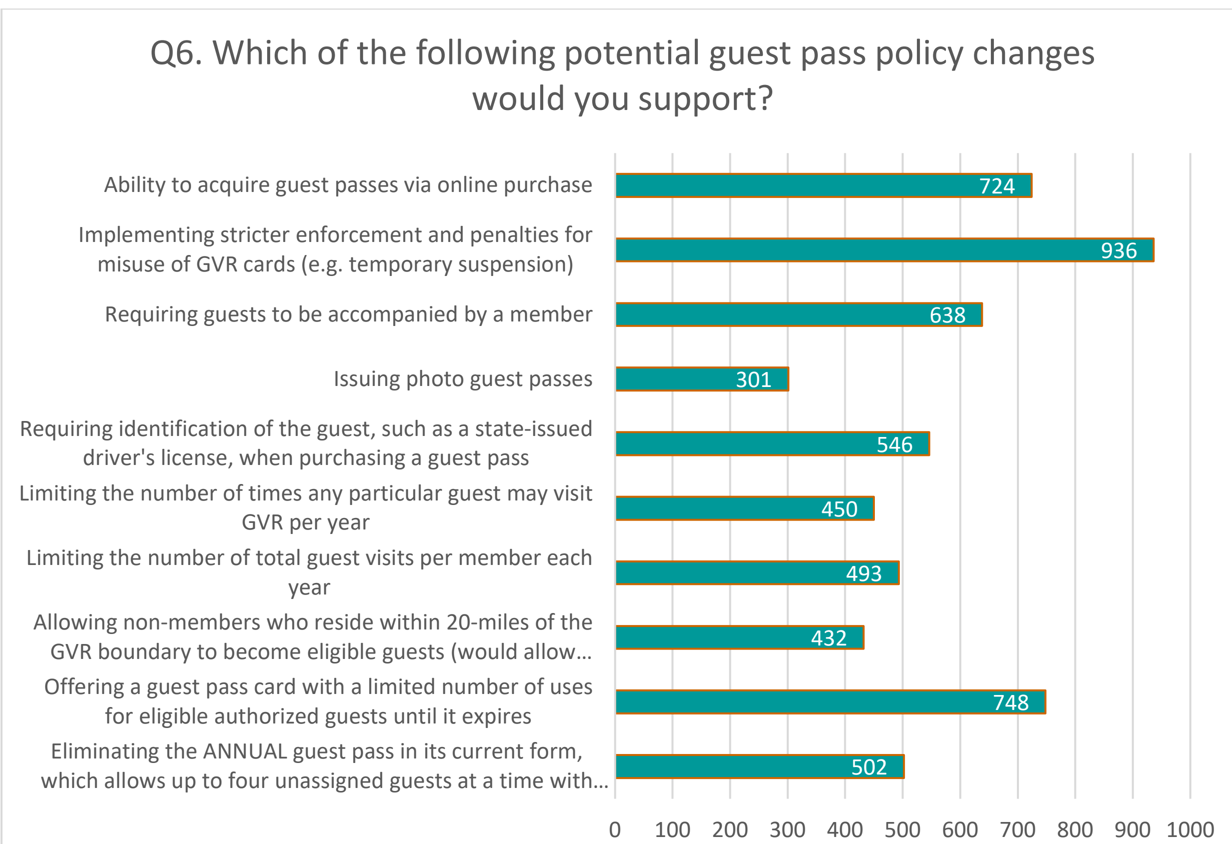


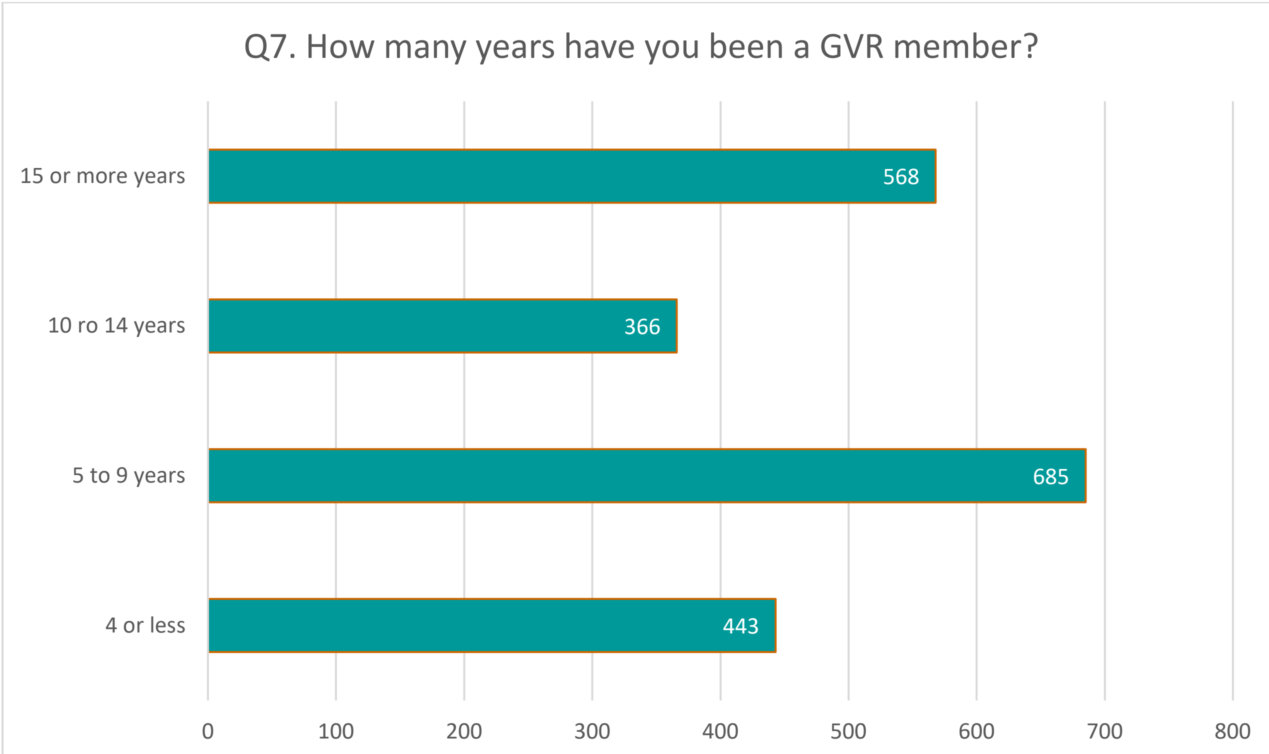


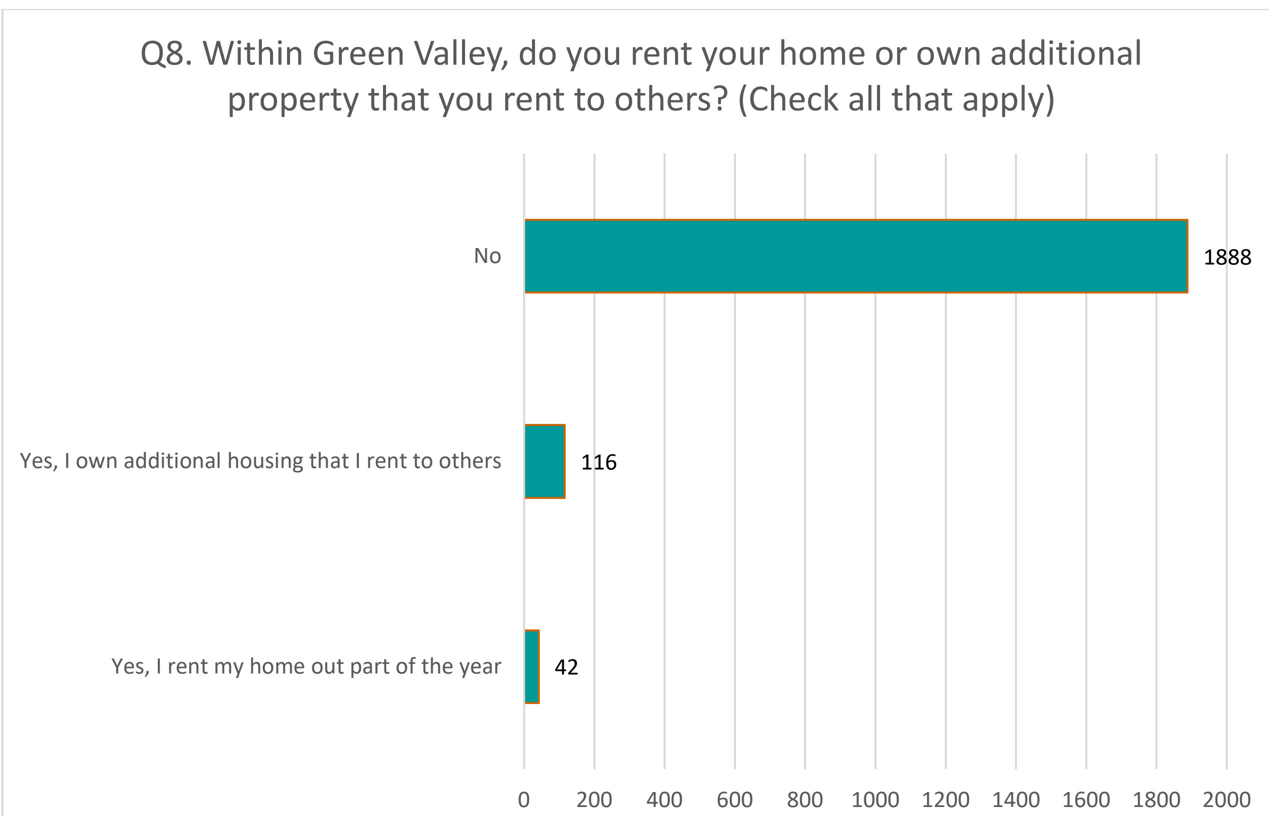

Q3. How concerned are you about unauthorized guests using GVR facilities?
Very concerned
945
Somewhat concerned
638
Not very concerned
340
Not at all concerned
129
0
100
200
300
400
500
600
700
800
900
1000

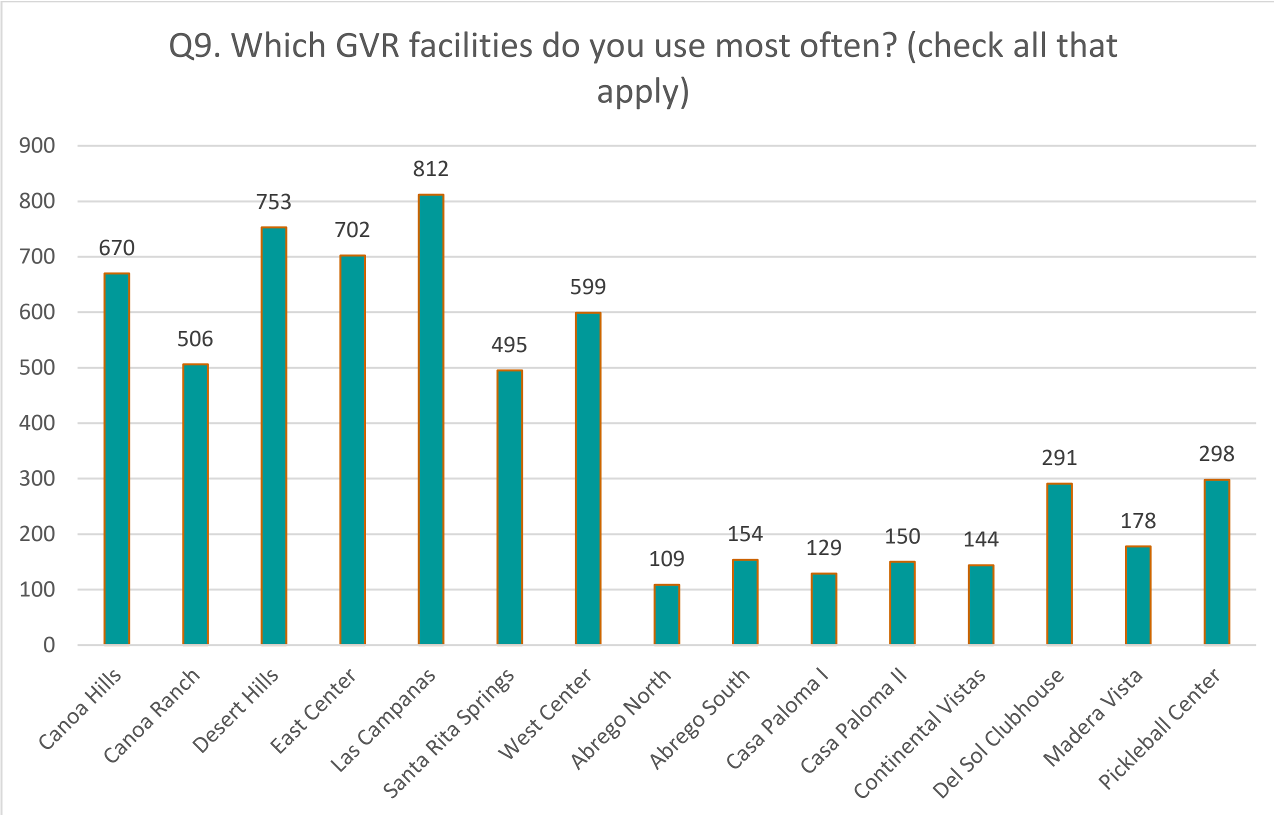

Q4. How concerned are you about authorized guests using GVR facilities without their host member present?
Very concerned
410
Somewhat concerned
540
Not very concerned
601
Not at all concerned
505
0
100
200
300
400
500
600
700

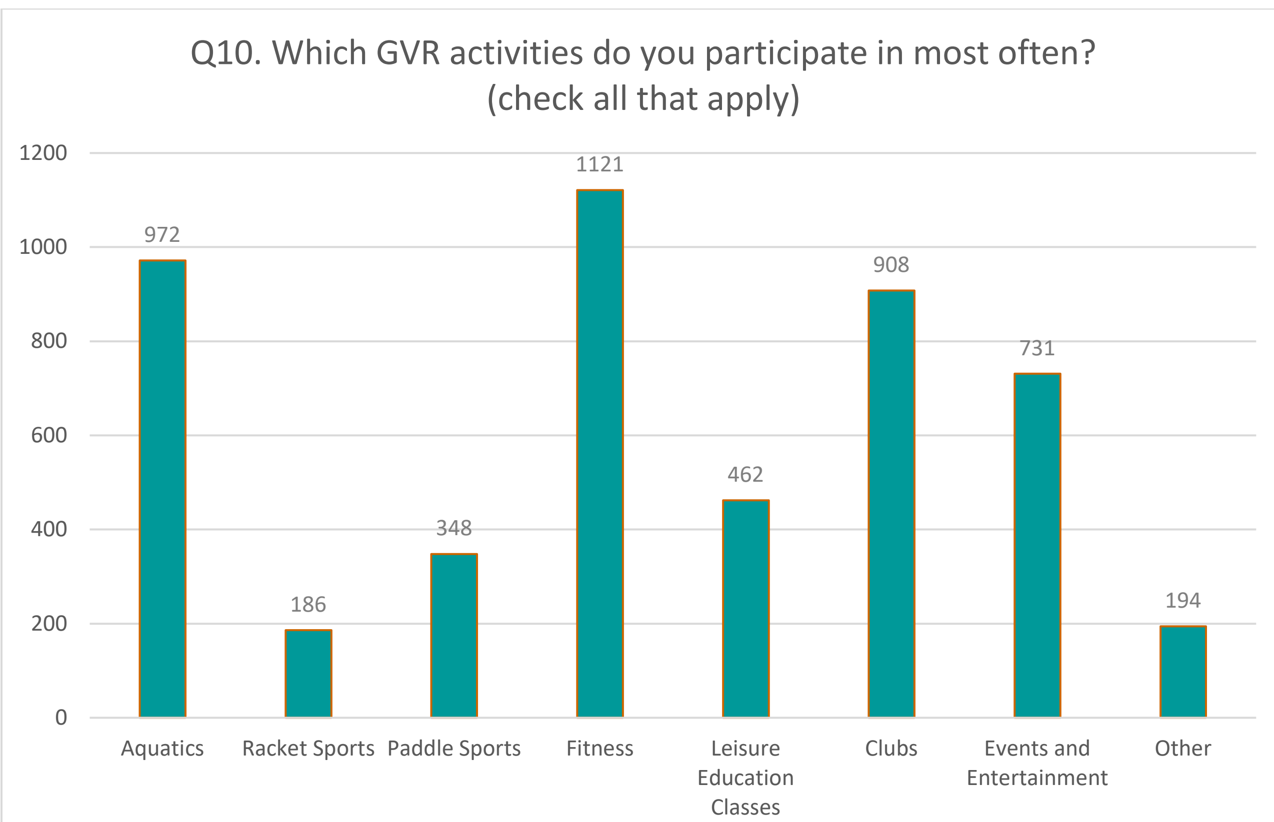

Q5. How strongly do you believe GVR should keep the 20-mile rule which says non-members within a 20-mile radius of Green Valley are not eligible to use a guest pass?
Very strongly
951
Somewhat strongly
437
Not very strongly
337
Not strongly at all
319
0
100
200
300
400
500
600
700
800
900
1000


Q6. Which of the following potential guest pass policy changes would you support?
Ability to acquire guest passes via online purchase
724
Implementing stricter enforcement and penalties for misuse of GVR cards (e.g. temporary suspension)
936
Requiring guests to be accompanied by a member
638
Issuing photo guest passes
301
Requiring identification of the guest, such as a state-issued driver's license, when purchasing a guest pass
546
Limiting the number of times any particular guest may visit GVR per year
450
Limiting the number of total guest visits per member each year
493
Allowing non-members who reside within 20-miles of the GVR boundary to become eligible guests (would allow…
432
Offering a guest pass card with a limited number of uses for eligible authorized guests until it expires
748
Eliminating the ANNUAL guest pass in its current form, which allows up to four unassigned guests at a time with…
502
0
100
200
300
400
500
600
700
800
900
1000


Q7. How many years have you been a GVR member?
15 or more years
10 ro 14 years
5 to 9 years
4 or less
568
366
685
443
0
100
200
300
400
500
600
700
800


Q8. Within Green Valley, do you rent your home or own additional property that you rent to others? (Check all that apply)
No
Yes, I own additional housing that I rent to others
Yes, I rent my home out part of the year
1888
116
42
0
200
400
600
800
1000
1200
1400
1600
1800
2000


Q9. Which GVR facilities do you use most often? (check all that apply)
900
800
700
600
500
400
300
200
100
0
670
506
753
702
812
495
599
109
154
129
150
144
291
178
298
Canoa Hills
Canoa Ranch
Desert Hills
East Center
Las Campanas
Santa Rita Springs
West Center
Abrego North
Abrego South
Casa Paloma I
Casa Paloma II
Continental Vistas
Del Sol Clubhouse
Madera Vista
Pickleball Center


Q10. Which GVR activities do you participate in most often? (check all that apply)
1200
1000
800
600
400
200
0
972
186
348
1121
462
908
731
194
Aquatics
Racket Sports
Paddle Sports
Fitness
Leisure Education Classes
Clubs
Events and Entertainment
Other

Q11 Any additional comments about guest passes?

1. Concerns About Misuse / Abuse of Guest Passes
Mentions: 126

- Allowing people 20 miles radius outside of Green Valley to use the facilities is not fair to us that are paying for them. And it makes the facilities more crowded. But no matter how you change the rules, if they aren't enforced, it's not going to achieve anything. I believe strict penalties should be posted clearly in newsletters, etc. & imposed upon owners who allow unauthorized people to use guest passes. You obviously can't have monitors at every center all the time, but there should be a way electronically to monitor the number of times a guest pass is used. And when monitors are present, they should do spot checks, - and advertise ahead of time to owners that this will be done, & people will have to carry ID. Penalties could be monetary and/or revocation of their guest pass for a year.
- Anyone and everyone abusing a guess pass should permanently lose the use of the guest pass. Keep GVR for members only.
- Aware of the abuse of Guest Passes. It might be explained better when they purchase a guest pass. Have them initial they know the 20-mile rule.
- Been abused for years. Not just snowbirds…very common. Cards & pool are the worst offenders
- Consider fencing more remote facilities that could be misused and have a keycard reader for GVR members only.

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2. Cost of Guest Passes (Too High / Suggestions for Pricing)
Mentions: 83

- Anyone should be able to purchase a guest pass for the same yearly price that all homeowners pay per year. Roughly around $500.
- Charging a per visit fee for guests (but set to comfortably allow out-of-state friends to visit multiple times over a period of perhaps a week to 10 days, but discourage daily or weekly use by nearby "friends", perhaps letting members of nearby communities buy a full price membership?
- Cheaper daily pass or cheap three day pass
- Do not raise the price, keep the same guest pass use policies but find a way to crack down on illegal uses.
- Don't change a thing, except maybe make them less expensive
- Each GVR member should receive an annual visitor pass at no cost. The cards should need to be activated (online or in the office) for each use, indicating the names of the visitor (s) and the days they will be using the pass. If necessary, there could be limits on the number of person/days available with additional person/days being available for an additional charge.

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3. Restrict Guest Pass Use (e.g., Limit Guests, Duration, or Visits)
Mentions: 74

- Eliminating the purchase of a pass for the pool. May have guests for short visit that would only use pool accompanied member. Understand if you have people using long term
- Guess passes should be strictly limited and abuse addressed quickly (forfeiture of guest pass privileges at a minimum) since abuse seems to be rampant.
- Guest need to be accompanied by GVR members. Guest need to be limited to the amount of time they use the fitness/weight rooms

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4. Replace or Modify the Annual Guest Pass
Mentions: 58

- All guest passes should be treated the same. Whatever changes are made should apply to both the Annual Pass and the Complimentary Pass given to single households.
- Eliminate annual passes
- End the Annual Guest Pass program its being abused. It's an insult to members who pay yearly dues and have paid feed to join GVR.
- For us, the cost of an annual pass doesn't make sense since we only get one or two visitors every year. A quarterly pass with an expiration date makes more sense as our visitors tend to come in the first or second quarter each year.
- Hopefully this will eliminate some of the crunches facilities experience during the winter season. The facilities are excellent and well maintained. Invoking financial penalties on members who abuse the Guest Passes should be considered.

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5. Member Presence / Accountability
Mentions: 29

- Identify and designate a GVR facility that has the least amount of visitors/traffic as a "GUEST ONLY" facility when NOT accompanied by a GVR Member. Allow guests to accompany GVR Host members to any GVR facility. Consider charging Guests under the 20 mile radius a daily charge and only allow access to the designated GUESTS ONLY facility. Have a third color card for guests under the 20 mile GUEST CARD for easier identification and accountability.
- Each guest should be accompanied by the member. Members should be responsible for their guest abiding by GVR rules and/or property damaged by their guest. Any guest who displays bad behavior should be asked to leave as well as their GVR member. After 3 times being told to leave or complaints, the GVR member should lose their privileges for 3 months and the guest will be banned for good.
- Guest passes should only be issued to adults with children being required to be accompanied by adult. The issuance of photo IDs would probably need some accommodation for times when the offices are closed. Such a password would only be valid on weekends or holidays when the offices are closed, pending the issuance of a photo ID.
- Guests need to be accompanied by members.
- Members can give their guests the rules and hope that they follow them. No need for a member to accompany a guest.

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6. Grandchildren / Family Access
Mentions: 88

- $80 per year for an Annual Guest Pass. I don't buy individual days for guests, as I don't want to end up paying more than that if I have family & friends coming for more than 5 days in a year.

- Annual guest passes are a very good and essential feature of the community. Family and friend visitors are important. However, abuse should not be tolerated.
- Charge a fee for all guests, children and adults. It could be a significant revenue opportunity. Implement guest passes as needed. Example: Guest (s) visiting for 1 week, $5 per day per guest. Make this process available via online and give a barcode to use and track time frame and how many times used. If used outside of what purchased for, red light and member gets reported for misuse.
- Do not like kids in the pool. They scream and carry-on.
- Each member of household that pays dues should be allowed to have at least 4 guest use facilities when family or friends come to town... not including small children.
- Guests should be treated as family!

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7. Guest Identification / Tracking
Mentions: 201

- All non-members that belong should need a photo guess pass and cameras should be at all check in points.
- Allowing nearby residents to be guests only works if the host has to buy a guest pass for each visit (or prepay for a set number of visits).
- Apply a fine that is substantial, or suspend the guest cards permanently for abusive members.
- At West Center we notice a lot of families coming in and not scanning their cards. For those of us who are member, pay our dues and respect the properties it can be difficult to have so many people at the pools who are not eligible.

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8. Local Access (Mileage Limit Debates)
Mentions: 55

- Guests should be paying more than the residence pay annually. And maybe looking at how many passes are issued a year. How many passes each resident are allowed? Maybe that’s only two?
- Eliminating the 20 mile radius will allow members to bring guests to a function that live in non-GVR properties. Should be a limit to the number of times each guest can attend/use the facilities.
- For the most part we do not see an issue with the guest pass policy. we have always purchased the pass but discovered it would have probably been cheaper to purchase a day pass versus the year pass. as we end up not going 7 times with our guests. I have personally not witnessed "abuse" of the policy however I am sure it exists. I also think the $70 annual fee is a perfect fee...anything higher I might not want to purchase, and anything lower I would for sure purchase, as a result GVR in my opinion is maximizing revenue with this price point. As for the 20 mile radius, I strongly believe in this, the problem may be small today but with the continued growth in the area the situation will get worse quickly, better to stay ahead of the situation and emphasize repercussions for violators of this rule. Ask anyone outside of the GVR area and they all say they wish they had the GVR, that to me only reinforces the need of a strong 20-mile radius policy.

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9. Keep the Current Policy As-Is
Mentions: 17

- Guest pass abuse has been a problem for years. If GVR is going to continue with the current policy, then severe policies such as suspension and revocation of guest cards is the best option to curtail abuse.
- I don’t have a problem with the current policy.
- I like the current policy. I support the random checking of all passes and agree that abuses should be addressed on a case by case basis.

- I think the current policy is good. Policing seems to be the problem. We need volunteers to monitor as we did in the past. Including surrounding areas within 20 miles would put a burden on our facilities and concerns of them becoming overcrowded.
- I'm happy GVR is looking into this issue. Unauthorized use or abuse of the current policy means that I am subsidizing others who don't want to pay their share to cover operational expenses.

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10. Alternative Solutions & Ideas
Mentions: 12

- Different options would be good.
- I agree with eliminating guest pass policy in its current form. GVR members pay close to $3,000 when we purchase our homes (deed) and pay $550.00 per year in dues. It is not fair that non-members or guest(s) get a very discounted use privileges or no fee at all to use our recreation centers. We all know there are people out there that will seek every opportunity to abuse the system and that is unfortunate. A couple options I can think of beyond the elimination the guest pass policy: Underutilized summer use of centers (1) Possible summer closure of a couple of centers… use profit to replace outdated furnishes etc. 2) In an effort to bring two of the largest retirement communities together (GVR and Quail Creek ONLY) allow interchangeable access for the summer only. Both communities would have (summer) access to all facilities and recreation. Possible 3/4 month fee during summer down time. The community's cards (GVR/Quail Creek) can be used for access.
- I do not want limited passes nor picture id passes. We have family that visit at different times and I want everyone to be able to use the pass when they come.
- I like having guest passes for my family and friends to use. My son gets up at 6:00 or 7:00 to use the weight room. I don't want to have to accompany him as I am still sleeping. The beauty of the guest pass is that my family members can do their thing, I can do mine and we can meet up later in the day. We all have different exercise routines and interests.
- Perhaps guest passes could be purchased on a weekly basis, which is about how long our family would be visiting at any one time. At most we would use that 3x a year. We do think that if the annual guest pass continues, it should start when purchased.

Guest Pass Data from Previous Meetings

Further Defining the Policy

The following items are not currently specified in our guest policy, but staff recommends adding them:

- Family who resides in the property (e.g. spouse, sister) and non-member neighbors do not qualify as guests.
- Renters are not guests, this includes AirBnB and Vrbo renters. Renters must acquire a Tenant Card if they intend to use the facilities.
- Guests may be asked to present an ID along with the Guest Card.
- Regular Members, Assigned Members, Tenants, and Life Care Members are responsible for making guests aware of GVR's Code of Conduct, policies, and rules. Members/Tenants are liable for any penalties resulting from guest violations.
- Violations of the guest card policy may result in suspension of the guest card, suspension of the Member card, and/or suspension of further Guest Card privileges. This includes loaning Guest and Complimentary Cards to unauthorized individuals.

Previously Presented Suggestions

- Guests of Members must provide a state issued ID at the time of purchase, and sign a waiver; Guest names and picture will appear on the Guest Card.

AND/OR

- Members are limited to purchasing 30 Guest Cards per year.
- Guest Cards may be purchased in a maximum of five-day increments and may not exceed 30- days in the calendar year. No additional Guest Passes will be issued for the guest once the 30-day threshold has been met.
- Members will be limited to a maximum of six Guest Cards per household on any given day.
- Fees for the Guest Card could be reduced to $5 per day per Guest.
  - Consider a card deposit fee ($5). This fee would be assessed during the initial purchase, if the member returns the guest pass to GVR, we will refund the $5 card deposit fee. This will help reduce the number of inactive cards available for misuse.
- Alternatively, consider an initial card fee ($5), this will encourage members to reuse the cards. If they do not bring the card back to be renewed, an additional card fee will be added to the cost. This will help GVR with the cost of the cards, but will not reduce the number of inactive cards out in the community. Complimentary Guest Cards will be transitioned to traditional Guest Cards. The same rules will apply with the following exception: single member owner accounts will be noted and there will be no fee assessed at the time of purchase. These accounts will be eligible for one free card at a time, any additional guests would require a Guest Pass.

Punch Pass

- GVR Members may purchase a ten (10) day punch pass for $xx which allows for one (1) adult per day.
- Members will be limited to a maximum of six Guest Cards per household on any given day.

Guest Policies at Other Communities

Saddlebrook

- Guest cards may be obtained by a member/owner, associate member or renter at the SBHOA#2 Administration Office. These cards are issued for a maximum of 15 days and can be renewed for an additional 15 days during any 12-month period. No further cards will be issued to that guest during that period.

Saddlebrook Two

- Guest cards are $5.00 per person, payable by cash, check, credit card or member charge. Guest Cards apply to those 18 years of age or older. Guest Cards can ONLY be issued for 30-days in a 12-month period. You can have up to six cards activated at once.

Quail Creek

- Guest cards are issued to guests over 18 and can be issued for 30 days maximum per calendar year.
- Guest Pass cards are issued for a maximum of fifteen (15) days and can be renewed for an additional fifteen (15) days during any twelve (12) month period.

Festival Sun City

- Guests must be sponsored by a Member in any Association facility and must adhere to all rules and regulations, including restrictions for health and safety.
- When sponsoring a guest, the Member must sign the guest in to the facility on the first day that the guest will be using the facility.
- Guest passes may be purchased in a maximum of five-day increments. Multiple day guest passes (either three or five visit guest passes) will be issued an expiration date of seven days from the date of purchase, enabling the guest to use the purchased day visits any day prior to the expiration date of the guest pass.
- Guests must show valid identification and the guest pass each time they enter the facility. There is no requirement for the Member to remain in the company of the guest.
- Guest use of facilities is limited to a maximum of six guests per household. Guest fees will be charged on a per day basis. Such fees will be established and updated from time to time by the Board of Directors.

Sun City West

- Your guests are welcome here, however as all facilities are private and for the exclusive use of Association members, your guests are required to follow all Association rules. Their presence shall not interfere with the peaceful enjoyment of the facilities by the members.
- Sun City West residents who are not members of the Association may NOT use the facilities as guests. If they are living in the household of a member, they may purchase an Associate Membership.
- All guests must be checked in by a member when visiting facilities. The appropriate fee will be deducted from the host's Member Credit account. With this payment, the guest will receive a printed receipt from the monitor. The receipt must be retained for the remainder of the day and will serve as evidence of payment for that guest(s), who may then use other facilities for the remainder of the day at no additional charge.

Rancho Sahuarita

- Memberships to use Rancho Sahuarita amenities are never sold to non-Rancho Sahuarita residents.
- Residents may purchase guest passes for non-residents to use Rancho Sahuarita amenities. Guest passes must be purchased for all guests, and residents are limited to five guests per household per day.
- Guest Pass Pricing:
  Single Adult Day Pass (age 13+): $10
  Single Child Day Pass (age 4-12): $5
  20 Adult Pass Package: $75
  20 Child Pass Package: $37.50
  10 Adult Pass Package: $50

10 Child Pass Package: $25
(Passes expire 6 months after purchase)

Purchase History

	Annual		Daily	
	# Purchased	***$ Collected***	***# Purchased***	***$ Collected***
2024	1191	$89,325	344	$3,440
2023	1043	$73,010	414	$4,410
2022	1148	$80,360	393	$3,390

Annual Guest Card Stats (2024)

The following is a list of the AGCs that were purchased in January of 2024. ***This is only a sampling of the misuse.*** It is likely the 30+ day use are Tenants where the member left a card in the property. Alternatively, members may be sharing the cards with local non-GVR residents who are regularly using GVR facilities.

326 Annual Guest Cards purchased in January of 2024 Filtered out replacement cards, leaving us with 317 Of the 317 AGC's:

44 were not scanned/used at all 15 were used 1 time
15 were used 2 times
6 were used 3 times
9 were used 6 times
7 were used 7 times
8 were used 8 times
6 were used 9 times
10 were used 10 times
6 were used 11 times
7 were used 12 times
3 were used 13 times
7 were used 14 times
5 were used 15 times
3 were used 16 times
7 were used 17 times
6 were used 18 times
4 were used 19 times
5 were used 20 times
2 were used 21 times
2 were used 22 times
3 were used 23 times
1 was used 24 times
4 were used 25 times
6 were used 26 times
1 was used 27 times
6 were used 28 times
4 were used 29 times
4 were used 30 times
3 were used 31 times
3 were used 33 times
2 were used 34 times
1 was used 35 times
2 were used 36 times
1 was used 37 times
4 were used 38 times
4 were used 39 times
3 were used 40 times
3 were used 41 times
1 was used 42 times
3 were used 43 times
2 were used 44 times
2 were used 45 times
2 were used 46 times
3 were used 47 times
3 were used 48 times
1 was used 49 times
2 were used 50 times
1 was used 52 times
2 were used 53 times
1 was used 55 times
1 was used 56 times
2 were used 58 times
1 was used 59 times
2 were used 60 times
1 was used 61 times
2 were used 64 times
2 were used 69 times
1 was used 70 times
3 were used 71 times
1 was used 72 times
2 were used 74 times

1 was used 75 times
2 were used 76 times
2 were used 77 times
2 were used 79 times
2 were used 81 times
1 was used 87 times
1 was used 92 times
1 was used 105 times
1 was used 138 times
1 was used 143 times
1 was used 190 times
1 was used 203 times
1 was used 234 times
1 was used 260 times
1 was used 264 times
1 was used 306 times
1 was used 574 times

Protecting GVR Membership Integrity
The data shows: **Annual Guest Cards (AGCs) and Complimentary Guest Cards (CGCs) are being misused at an increasing rate.** While GVR's guest policy was designed to provide members with a way to host temporary visitors, the reality is that a significant number of guest cards are being used in ways that circumvent GVR membership requirements.

This misuse undermines the value of membership, creates additional wear and tear on our facilities which can create a financial strain on GVR, and leads to frustration among paying members. To address this issue and align GVR with industry best practices, we recommend policy changes.

Green Valley Recreation, Inc.

Board of Directors Meeting
GVR Foundation
Members Assistance Program Grant

Prepared By: David Webster, CFO **Meeting Date:** November 19, 2025

Presented By: Scott Somers, CEO **Consent Agenda:** No

Originating Committee / Department: Finance
Action Requested: Approve submitting a grant request to GVR Foundation (GVRF) in the amount of $25,000 per year for three years, ending December 31, 2028, for the Member Assistance Program (MAP).
Strategic Plan: Goal 4: Cultivate and maintain a sound financial base that generates good value for our members.
Background Justification: The Member Assistance Program, established in 1995, provides financial assistance to qualifying GVR members experiencing financial hardship and unable to pay GVR annual dues. GVR Foundation solicits funding for MAP from grants, fundraisers, and local community organizations.
Fiscal Impact: Assist qualifying GVR members experiencing financial hardship to pay their GVR annual dues through monies raised by the GVR Foundation.
Board Options: 1) Approve submitting a grant request for $25,000 per year for three years, ending December 31, 2028. 2) Do not approve submitting the grant request to GVR Foundation. 3) Direct staff on how to best support MAP.
Staff Recommendation: Option 1
Recommended Motion: *I move to approve submitting a grant request for $25,000 per year for three years, ending December 31, 2028.*

Attachments:

1) GVR MAP Request for Funding Grant Application to GVR Foundation
2) History of MAP funding by GVR and the GVR Foundation

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Attachment 1

REQUEST FOR FUNDING FROM GVR FOUNDATION

Instructions to Applicant: Please answer each section below as thoroughly as possible. Use additional pages as needed, but please keep the total narrative to no more than five typed pages.

Your proposed budget should itemize the use of funds requested, when you expect to need these funds, and a total requested amount.

The grant funds will be expended in accordance with the attached itemized budget as funds become available and as grantee submits written requests for reimbursement with copies of invoices paid by the grantee or written requests for advance payment with supporting documentation and explanation for why advance payment is necessary.

Currently, the GVR Foundation does not provide grants to political organizations, religious organizations, or individuals.

Grant Applicant Organization Name: Green Valley Recreation

Address: 1070 S Called de las Casitas City: Green Valley State: AZ Zip: 85614

Telephone: 520-625-3440 Fax:

Email Contact: ssomers@gvrec.org Website: www.gvrec.org

Date Organization Formed: November 13, 1972 Tax ID # 23-7185626

Reason for the Request (to choose more than one, hold ctrl key and choose all that apply):

Charitable
Scientific
Educational
Other Specified Purpose Member Assistance Program (MAP)

Total Grant Amount Requested: $ 25,000 For the next three years (2026-2028)

Explain the Project in detail, including expected duration with proposed start and end dates, identity and qualifications of personnel involved, other sources of funding, and any other relevant information specific to your needs.

Explain how this project will benefit the community.

Explain your previous experience allowing you to complete the project.

Indicate your willingness to assist the Foundation with the marketing of a capital campaign.

Attach an itemized budget. If the project is to be done in various steps, like a construction project, indicate the proposed timeframe for each and the proposed financial needs at each stage.

Additional information about Applicant's history and activities related to this project may also be attached.

I will be happy to provide you with further information on any aspect of this request.

NAME: Kathi Bachelor SIGNATURE

TITLE: President DATE: November 19, 2025

Attachment 2

MAP HISTORY

Year	Applicants	Full Approval	75% Partial Approval	50% Partial Approval	25% Partial Approval	**Denied	Total Recipients	GVRF Funds	Approx. Total Dues Paid	GVRF %
2025	141	34	31	43	0	33	108	$ 25,000.00	$ 45,000.00	55.56%
2024	112	110		2	0	0	112	$ 25,190.00	$ 57,165.00	44.07%
2023	98	92		2	2	2	96	$ 26,732.50	$ 48,880.00	54.69%
2022	74	72		0		2	72	$ 21,900.00	$ 36,720.00	59.64%
2021	83	65		6		12	71	$ 16,204.03	$ 33,500.00	48.37%
2020	69	58		0		11	58	$ 19,967.00	$ 29,000.00	68.85%
2019	80	36		9		35	45	$ 12,459.00	$ 20,000.00	62.30%
2018	59	38		5		16	43	$ 19,966.50	$ 20,000.00	99.83%
2017	65	35		7		23	42	$ 19,157.50	$ 20,000.00	95.79%
2016	61	40		5		16	45	$ 19,237.50	$ 21,000.00	91.61%
2015	53	41		2		10	43			
2014	55	41		4		10	45			
2013	60	45		8		7	53			
2012	62	47		6		9	53			
2011	54	39		8		7	47			
2010	76	30		10		36	40			
2009	75	37		16		22	53			
2008	57	38		6		13	44			
2007	56	39		5		12	44			
2006	54	27		8		19	35			
2005	40	29		5		6	34			
2004	55	30		2		23	32			
2003	63	31		0		32	31			
2002	88	16		14		58	30			
2001	62	13		10		39	23			
2000	92	8		20		64	28			
1999	42	10		20		12	30			
1998	49	18		12		19	30			
1997	41	12		11		18	23			
1996	32	14		4		14	18			
1995	12	4		0		8	4			
Total	2020	1149	31	250	2	588	1432	$ 205,814.03	$ 331,265.00	68.07%

****Denied Applications were not approved for various reasons such as:**

***Not meeting the minimum requirements**
***Application was withdrawn by the Applicant**
***Application was never retruned**

Green Valley Recreation, Inc.

Board of Directors Regular Meeting

Extension for the Ad Hoc Committee
GVR Board and GVR Foundation

Prepared By: Kathi Bachelor, President **Meeting Date:** November 19, 2025

Presented By: Kathi Bachelor, President **Consent Agenda:** No

Originating Committee / Department:
Board President

Action Requested:
Approve the duties and responsibilities, along with a deadline for its completion, of the Ad-Hoc Committee formed to discuss the Joint GVR Board and GVR Foundation affiliation, and establish a major fundraising event for 2026, to assist GVR members with the monies needed to pay for GVR annual dues.

Strategic Plan:
Goal #5: Provide sound, effective governance and leadership for the corporation.

Background Justification:
I am requesting the current Ad-Hoc Committee be continued between GVR, Inc and GVR Foundation, for the time period of November 2025 through November 2026 to establish a major fundraising event (donor campaign) between the two Corporations, that would be to enhance the GVRF MAP Endowment Fund to benefit GVR members that need assistance in payment of their annual dues.

The primary topics of discussion provided by both corporations would include, the working relationship for the mutual benefit of both entities:

1) A written agreement as to what is provided by each corporation, which would be provided to the GVR Board of Directors, for approval at the January Board Meeting.
2) Working together to provide a major fundraiser towards increasing the Foundation's Endowment Program for the GVR Member Assistance Program (MAP).
3) Additional Opportunities.
4) Moving forward for future years.

GVR representatives, from the Board, will be Kathi Bachelor (Chair), Nellie Johnson, Steve Reynolds, and to include Tony Zabicki (a general Member-At-Large). The GVR Foundation Board representatives would be Beverly Tobiason (Chair), Mike Hunter, Donna Coon, and to include Jim Counter (a general Member-At-Large). Members for both Corporations may change, as necessary.

GVR Bylaws direction for an Ad-Hoc Committee:
Article VIII, Section 2, Special Committees: A Special or Ad Hoc Committee may be established by the President from time to time to assume specific, short-term responsibilities. When established, the duties and responsibilities of the committee along with a deadline for its completion of assigned tasks are to be approved by the Board.

Fiscal Impact:
None

Board Options:

1) Approve the duties and responsibilities, as stated above, along with a deadline for its completion of the Ad Hoc Committee of November 2026, with each Chair providing an informational report to each Board at its monthly meeting.
2) Provide alternative direction.

Recommended Motion:
Move to approve the duties and responsibilities, along with a deadline for its completion, of November 2026, of an Ad-Hoc Committee with the GVR Board and GVR Foundation, and provide an informational report to the Boards at the November 2026 Regular Meeting.