



## 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:** 9 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**