



MINUTES

BOARD OF DIRECTORS WORK SESSION

Wednesday, February 18, 2026, 2pm

WC Room 2 / Zoom

Directors Present: Kathi Bachelor (President), Candy English (Vice President), Beth Dingman (Secretary), Nellie Johnson (Treasurer), Bart Hillyer (left at 3:29pm) (Assistant Secretary), Steve Reynolds (Assistant Treasurer), Dave Barker, Marge Garneau, Bev Lawless, Lanny Smith, Jodie Walker, Scott Somers (non-voting)

Absent: Dave Barker, Marge Garneau

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

Visitors: 4

AGENDA TOPIC

1. Call to Order / Roll Call

Work Session Called to Order at 2pm by President Bachelor. Secretary Dingman called the roll.

2. Amend / Approve Agenda

MOTION: Director Johnson moved, Director Smith seconded to approve the agenda.

Passed: unanimous

3. Review Draft of 2026 Annual Work Plan

CEO Scott Somers reviewed the 2026 Draft Annual Work Plan.

Changes were made to the following:

Under Administration/CEO

- 2.2.3 added after Survey similar organizations: and share all results with the Board of Directors, as needed.
- 5.2.1 changed: Continue providing a quarterly report in the Meeting Book to the Board, and post the work plan final report on the Governance Section of the website.
- 5.6.1 added: GVR Foundation Board meeting.

Under Board and Committees

- 5.2.2 added to bullet 2: (April)
- 5.4.1 added to both bullets: (April)
- 5.2.3 added second bullet: Implement revised committee structure if passed per the Bylaws. (June)
- 5.2.3 added third bullet: Develop a process for recruitment of Committee members.

Under Communications

- 3.4.2 added to the bullet: and share results with Board and members, and if significant, post on the website. (Ongoing)

Under Facilities

- 1.1.5 added to third bullet after campus wide: energy efficiency and dark skies strategies where appropriate.
- 1.2.3 remove from first bullet: and consider peak season vs. low season.
- 1.2.3 remove from third bullet: “With Board” and “expanding” and “and other centers”
It will read: Consider food and beverage services at the DSC.

Under Finance

- 4.2.1 added to bullet after data: for both MRR-A and B
- 4.3.4 bullet 3 added verbiage after first sentence: The Fund EZ PO system was found to not be adequate for GVR’s needs. Other systems are currently being reviewed. A budgeting and project costing system has not been identified but research is ongoing into 2026.
- Under Member Services Department
 - 2.2.1 add to bullet 4 after create: and distribute

The 2026 draft of the Work Plan will go to the Regular Board Meeting on February 25, 2026, for approval.

4. Discussion on Payment Plan for Voluntary Deed Restrictions

Director Johnson gave an overview of households that are not Deed Restricted to GVR and the possibility of marketing to these households with optional payment plans. Possibilities to consider for payment plans to encourage these households to become Deed Restricted to GVR include: 1) Waive the fee of those interested; 2) Consider an installment plan that is administratively easy for staff to process; 3) Incentives, such as reducing dues for a year and other ideas. This would be part of the revenue enhancement discussions. If these homes are permanently in GVR then more revenue is generated once the house sells, and the annual dues creates annual revenue. Pros and cons were discussed for the ideas brought forth, and alternatives were presented.

For homes that are not Deed Restricted, Membership has a program in place to contact new owners with information about GVR and the beneficial reasons to Deed Restrict their home and join GVR.

Consensus from the Board is to continue with Membership’s program and word-of-mouth advertising from those who are already members.

5. Discussion of Del Sol Clubhouse Café

CEO Scott Somers reviewed the history of the Del Sol Clubhouse Café and the interest Members have shared to have a social gathering place. A discussion with the Board was held to flush out options for moving forward with Del Sol Clubhouse. Direction will be requested at the Regular Meeting on February 25.

Options include: 1) Approach vendors around town to see if they are interested (staff perspective: not the best option); 2) GVR operating the café (staff perspective: greater control); 3) Vending machines; and 4) Utilize clubs to provide food and beverage service.

Adjournment

MOTION: Director Dingman moved, Director Lawless seconded to adjourn the meeting at 4:54pm.

Passed: unanimous