



MINUTES

BOARD OF DIRECTORS MEETING

Wednesday, February 25, 2026 - 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 (arrived at 3:15pm), Scott Somers (non-voting)

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

Visitors: 24

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 English moved, Director Reynolds seconded to adopt the Agenda.

Passed: unanimous

3. Presentation

A. GVR Foundation Presentation of Grant Funds

GVR Foundation Board presented to the GVR Board a check in the amount of \$30,000 for the Membership Assistance Program (MAP) for the current year. The grant is for \$25,000, requested by GVR, and an extra \$5,000 due to the success of the fundraising. President Kathi Bachelor thanked the GVR Foundation for the grant and the extra amount. The GVR Foundation has a wonderful Bingo night that helps with the fundraising, and an Ad Hoc Committee and Steering Committee are involved in an endowment campaign for 2026, to raise funds to support MAP throughout the coming years.

4. President Report

- Thanked members for coming to the meeting.

5. CEO Report

- West Center Lapidary Club expansion will kick off soon. A pre-construction meeting is scheduled for March 3, with construction possibly starting at the end of March. The project is due to be complete by next winter.
- West Center Membership expansion bids are due March 20.
- Abrego South Pool and locker room concept designs continues to move forward. A tentative schedule is to bring the discussion and decision on concept drawings and review of the cost estimates to the Board at the March 18 Regular Board meeting. The

engineer's soil report will also be reviewed. Once the concept drawings are approved, the architect would then move into developing 100 percent construction documents to be able to go for permitting and sending out an RFP, and possibly come back to the Board in August to award a contract. There are hurdles and ifs to continue to work through.

- Pickleball fencing bids are due on February 27, Friday.
- Las Campanas and Santa Rita Springs fitness center expansion are scheduled for this summer.

6. Committee Reports – Reports given and placed on file.

A. Audit	Lawless
B. Board Affairs	English
C. Fiscal Affairs	Johnson
D. Investments	Smith
E. Nominations & Elections	Dingman
F. Planning & Evaluation	Reynolds

7. Consent Agenda

MOTION: Director Dingman moved, Director English seconded to approve Consent Agenda.

Passed: unanimous

- A. Minutes:
 - 1) BOD Regular Meeting Minutes: January 28, 2026
 - 2) BOD Work Session Minutes: February 18, 2026
- B. Financial Statements:
 - 1) January Financials
- C. Business
 - 1) FAC Recommendation to Approve Browning Reserve Group Complete an Offsite Review for 2026

8. Action Items

- A. Approval of 2026 Annual Work Plan
CEO Scott Somers reviewed the Work Plan. There were changes discussed at the Work Session that were implemented in the proposed 2026 Work Plan. The Work Plan is a support document for the 2022 – 2026 Strategic Plan.

MOTION: Director Smith moved, Director English seconded to approve the proposed 2026 Annual Work Plan.

Passed: 10 yes / 1 no (Hillyer)

- B. Approval of BAC Recommendation for CPM Change to 1.2.1.A.5.b
Board Affairs (BAC) Chair Candy English reviewed the history of the Complimentary Guest ID relating to the BAC recommendation due to the changes in the Guest Pass Policy. The BAC recommended to add "...for one guest for thirty (30) days within the year, and allow an extension for thirty (30) more days, for a total of sixty (60) days,...". The goal of the Guest Pass and the Complimentary Guest ID was to not allow for unlimited use.

MOTION: Director Bachelor moved, Director Lawless seconded to approve maintaining what is currently in the CPM 1.2.1.A.5.b to read: Complimentary Guest ID: A single only guest card shall be issued to sole-owner GVR Members for no fee where there is no other person residing with the GVR Member.

Discussion continued with the Board.

MOTION: Director English moved, Director Barker seconded to postpone this item to a Work Session for further discussion with a date to be determined.

Passed: 8 yes / 1 no (Reynolds) / 1 abstains (Dingman)

C. Approve CPM Changes to 2.3.2.C.7 and 2.3.3.C

The changes for approval include 2.3.2.C.7: “Members may speak for no more than two (2) minutes on any GVR-related issue ~~prior to the Consent Agenda and~~ prior to adjournment of each Regular or Special Meeting...”

2.3.3.C: “If during the approval section of the agenda a majority of Directors support removal ~~or addition~~ of any item(s) it will be ~~removed~~ changed.”

MOTION: Director Dingman moved, Director Smith seconded to approve the changes to 2.3.2.C.7 and 2.3.3C as written.

Passed: unanimous

D. Direction on the Del Sol Clubhouse Café

CEO Scott Somers reviewed the discussion at the Work Session of February 18. The discussion was regarding the pros and cons of GVR providing food, beverages and services at the Del Sol Clubhouse Café, rather than soliciting a vendor or installing vending machines.

MOTION: Director Smith moved, Director Garneau seconded to direct staff to pursue creating an in-house GVR operated café at the Del Sol Clubhouse, and pursue phase three during the 2027 budget process.

Passed: 9 yes / 2 no (Barker, Hillyer)

9. Member Comments: 5 members

10. Adjournment

MOTION: Director Smith moved, Director Lawless seconded to adjourn the meeting at 3:45pm.

Passed: unanimous