



AGENDA

BOARD OF DIRECTORS WORK SESSION

Wednesday, March 4, 2026, 2:00pm
WC Room 2 / 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)

AGENDA TOPIC

- 1. Call to Order/ Roll Call**
- 2. Amend / Approve Agenda**
- 3. Complimentary Guest Pass Policy**
- 4. Member Comments**

Adjournment

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



Green Valley Recreation, Inc.

Board of Directors Work Session

Complimentary Guest Pass

Prepared By: Scott Somers, CEO

Meeting Date: March 4, 2026

Presented By: Scott Somers, CEO

<p>Originating Committee / Department: Administration</p>
<p>Strategic Plan: Goal 1: Provide excellent facilities for members to participate in a variety of active and social opportunities</p>
<p>Action Requested: Discuss and reconsider amendments to the Complimentary Guest Pass Policy</p>
<p>Background Justification: The vast majority of guest pass violations involve the use of the Annual Guest and Complimentary Guest Passes. Previous recommended policy changes to both the Complimentary Guest Card and the Annual Guest Card were based on the goal of eliminating a loop hole that existed(s) in previous and current policy, which allowed unlimited and generic (not assigned to a specific guest) use of both guest cards, to make it easier for staff to enforce, and to maintain membership integrity. The recommended policy changes were intended to provide reasonable solutions in a fair objective manner.</p> <p>During the February 25, 2026, Board meeting, it became evident that some believe the recommended policy changes to the Complimentary Guest Card treats single property owners unfairly, necessitating a request and Board direction for a Board Work Session on the matter. To assist the Board with navigating this difficult discussion, the following non-exhaustive options are provided as a starting point:</p> <ol style="list-style-type: none"> 1. Current policy - Complimentary Guest ID: A single only annual guest card shall be issued to sole-owner GVR Members for no fee where there is no other person residing with the GVR Member. 2. BAC recommendation – Limit the current policy to 60 days of use annually. This recommendation eliminates the loop hole of unlimited use and accommodates the guest pass needs of the majority of Complimentary Guest Card holders. 3. Eliminate the Complimentary Guest Pass and instead adopt a policy that allows single property owners to acquire daily, weekly, or even monthly guest passes for their guests, free of charge, and on an as needed basis.
<p>Fiscal Impact: No impact anticipated.</p>
<p>Options: 1) Current policy - Complimentary Guest ID: A single only annual guest card shall be</p>

issued to sole-owner GVR Members for no fee where there is no other person residing with the GVR Member.

- 2) BAC recommendation – Limit the current policy to 60 days of use annually. This recommendation eliminates the loop hole of unlimited use and accommodates the guest pass needs of the majority of Complimentary Guest Card holders.
- 3) Eliminate the Complimentary Guest Pass and instead adopt a policy that allows single property owners to acquire daily, weekly, or even monthly guest passes for their guests, free of charge, and on an as needed basis.
- 4) Provide other suggestions.

Attachments:

- 1) Current CPM policy, Part 1, Section 2, 1.2.1.A.5.b

SECTION 2 - USE OF GVR FACILITIES

1.2.1 Identification Cards

- A. It is the policy of GVR that each authorized user of GVR facilities be issued a GVR membership identification card (ID) as set forth herein.
1. An ID card shall be issued to each GVR Member, each Assigned Member, each CRCF Resident, and each Life Care Member.
 2. A spouse of a GVR Member shall be issued an ID card unless the spouse has disclaimed interest in the property.
 3. If a GVR property is held in a trust, each trustee shall be issued an ID card unless the trust specifies otherwise.
 4. If a GVR property is owned by a corporation, LLC, or similar entity, an ID card shall be issued to up to two (2) officers or managing partners.
 5. Additional Card Holder:
 - a. Complimentary Cardholder ID: An ID card shall be issued at no fee for one (1) individual residing with a sole owner GVR Member or sole Assigned Member upon proof of residency.
 - b. Complimentary Guest ID: A single only annual guest card shall be issued to sole-owner GVR Members for no fee where there is no other person residing with the GVR Member.
 - c. Additional Cardholder: For a fee, established by the Board, an ID card shall be issued to other individuals upon proof of residency.