



MINUTES

Planning & Evaluation Committee
Thursday, August 14, 2025
1:00pm – 2:30pm MST
West Center Room 2 / Zoom

Committee: Steve Reynolds (Chair), Dave Barker, Ed Knop, Barry Stock, Stewart Tagg, Kathi Bachelor (ex officio), Scott Somers (CEO)

Board Attendees: Candy English, Nellie Johnson

Visitors: 2

Agenda Topic

1. **Call to Order / Roll Call - Establish Quorum**
Chair Reynolds called the meeting to order at 1:00pm MST. Roll call; quorum established.
2. Approve or Amend Agenda
MOTION: Knop moved / Stock seconded to approve the Agenda.
Passed: unanimous
3. Approve July 10, 2025, Meeting Minutes
MOTION: Stock moved / Knop seconded to approve the Minutes of July 10, 2025.
Passed: 3 yes / 1 abstain (Barker)
4. **Chair Comments**
 - Thanked April Hasson Hillard for her time on the P&E Committee. She resigned due to a move. April will be missed on the P&E Committee and the Board.
 - Thanked Natalie Whitman for being the liaison for the first two meetings of the P&E and working with the Clubs to define the projects.
 - Appreciates all the Committee members' time and talent with working on the P&E this summer. Thank you for your service to GVR and the members.
5. **Business**
 - A. Review and Recommend the 2026-2030 Capital Improvement Plan (CIP) to the Board for Consideration
CEO Scott Somers reviewed the 2026-2030 CIP requests and the funding. The highlights include:
 - There are three projects under consideration: Clay studio's request for a new counters and sinks is included in the draft plan for 2026; Metal Arts shop yard is tentatively scheduled for 2030; and a dog park that is not in the draft, though the Committee needs to vote whether to include or exclude the dog park. Staff is concerned about operating and

maintenance costs for the dog park.

- Clay Studio request for counter tops and sinks has been budgeted for \$25,000. The Club was willing to pay \$12,500. The cost estimate came in at \$72,000 for stainless steel counters and sinks. Since the cost came in much higher than budgeted Plan B is to look at other quotes, and deciding if it must be stainless steel counters. The current Formica counters could be replaced as part of the MRR-A fund (existing repairs) and the amount would come off the Initiative Fund.
- An unintended expense is the Abrego South Pool, spa, and locker room due to poor compaction of soil when first built fifty years ago. This is causing major cracks, infrastructure damage to plumbing, and the locker room and showers are inhabitable per Pima County. There will be more discussion on this issue as more information is obtained.

Discussion was held by the Committee Members:

- Would like to see the County do a dog park out by the Pickleball court. Waiting to see what the County says/does. Would like to see it included in the CIP after 2026, if the County decides against a dog park.
- CPM says no dogs on the GVR property so seems like a conflict with the CPM.
- Woodshop has waited nine years for an expansion. It would be best to take care of woodshop over the new Canine Club's dog park request.
- Sympathetic to the Canine Club's dog park, but suspicious there may be many concerns. The dog park will be very small because of the GVR property, complications on maintaining it, possible problems between Club members and the public use.
- Creating new amenities helps attract new homeowners. Good to do what is best for members.

MOTION: Stock moved / Reynolds seconded to include in the 2028 CIP the dog park.

Failed: 2 yes (Reynolds, Stock) / 3 no

- The Tennis Club has requested a third court at Las Campanas. There are further requests for bleachers for tournaments that needs to be discussed. Staff recommendation is to put this in the 2030 budget.
- There is not support for anymore additional tennis courts publicly stated by a Committee Member.

MOTION: Tagg moved / Stock seconded to recommend the 2026-2030 Capital Improvement Plan (CIP) as drafted to the Board for consideration. Passed: unanimous

- B. Recommend Merging the P&E Duties into the Fiscal Affairs Committee (FAC), thereby Eliminating the P&E if this Recommended Bylaws Change is Approved by the Members
- CEO Scott Somers reviewed a proposed Bylaw change to merge the P&E Committee into the Fiscal Affairs Committee (FAC). Currently, P&E focuses only on requested capital projects while FAC handles the budget side, making project discussions difficult. Merging the two committees would allow for a more comprehensive and integrated review of both projects and funding.

MOTION: Barker moved / Stock seconded to recommend to the Board merging P&E duties into the FAC, thereby eliminating the P&E if this recommended Bylaws change is approved by the members.

Passed: 4 yes / 1 abstain (Tagg)

6. **Member Comments: 0**

7. **Adjournment**

MOTION: Stock moved / Knop seconded to approve the adjournment at 2:30pm.

Passed: unanimous