



AGENDA

BOARD OF DIRECTORS REGULAR MEETING

Wednesday, March 18, 2026 - 2pm

West Center Auditorium / Zoom

*Code of Conduct

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 – Establish Quorum**
2. **Amend/Adopt Agenda**
3. **President’s Report**
4. **CEO Report**
5. **Committee Reports**
 - A. Audit - Lawless
 - B. Board Affairs - English
 - C. Fiscal Affairs - Johnson
 - D. Investments - Smith
 - E. Nominations & Elections - Dingman
 - F. Planning & Evaluation – Reynolds (Committee has completed its work and no is report needed)
6. **Consent Agenda** – Consent Agenda items are routine items of business that are collectively presented for approval through a single motion. A Board member may request that an item be pulled from the Consent Agenda and placed under Action Items for separate discussion and action.
 - A. Minutes:
 - 1) BOD Regular Meeting Minutes: February 25, 2026
 - 2) BOD Work Session Minutes: March 4, 2026
 - B. Financial Statements:
 - 1) February Financials
7. **Action Items**
 - A. Approve Complimentary Guest ID (Somers)
 - B. Direction on Del Sol Clubhouse Café (Members only and/or Non-Members) and Approve CPM Part 6, 6.1.3.E Regarding Non-Members (Somers)
 - C. Approve FAC Recommendation on Use of Surplus (Webster)
 - D. Approval of Ad Hoc GVR/GVR Foundation Committee Chair (Somers)
8. **Member Comments** - Please limit comments to two (2) minutes. Speakers are asked to provide their name and GVR member number. This time is for comments, not for questions and answers.
9. **Adjournment**



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



MINUTES

BOARD OF DIRECTORS WORK SESSION

Wednesday, March 4, 2026, 2pm

WC Room 2 / Zoom

Directors: Kathi Bachelor (President), Candy English (Vice President), Beth Dingman (Secretary), Nellie Johnson (Treasurer), Bart Hillyer (left at 2:25pm) (Assistant Secretary), Steve Reynolds (Assistant Treasurer), Dave Barker, Marge Garneau, Bev Lawless, Lanny Smith, Jodie Walker, Scott Somers (non-voting)

Absent: Dave Barker

Visitors: 10

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 Smith moved, Director Walker seconded to approve the Agenda.

Passed: unanimous

3. Complimentary Guest Pass Policy

Highlights from the discussion includes:

- Board Affairs recommendation to the Board was to allow 30 days for the Complimentary Guest Pass and allow a 30-day extension for a total of 60 days.
- This came before the Board at the February 25 Regular Meeting and during discussion it was decided it needed to come back to the Board in a Work Session for further discussion.
- Options to consider: 1) Current policy: 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 Members; 2) BAC recommendation – Limit the current policy to 60 days of use annually. This eliminates the loop hole of unlimited use and accommodates the needs of the majority of Complimentary Guest Card holders; or 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.
- If the Complimentary Guest ID is reduced to 30 or 60 days for the single-owners are being penalized. It has been suggested to not change the policy currently in the CPM.
- From a security point, which the Members have concerns, it is important to have a photo on the card, which cannot happen with the Complimentary Guest ID.
- This will be brought back to the Board at the Regular Meeting on March 18.

4. **Member Comments – 7**

Adjournment:

MOTION: Director Dingman moved, Director Walker seconded to adjourn the meeting at 3:24pm.

Passed: unanimous

DRAFT



Green Valley Recreation, Inc.
Board of Directors Meeting
March 2026 Financial Highlights

Prepared By: David Webster, CFO

Meeting Date: a 1

Presented By: David Webster, CFO

Consent Agenda: N/A

Originating Committee / Department:

Administration

Strategic Plan Goal:

Goal 4: Cultivate and maintain a sound financial base that generates good value for our members

Background Justification:

The Board has requested a separate staff report stating the highlights for each month.

Key Points/Highlights for February 2026:

1. Statement of Financial Position
 - a. Operating Cash increase for February was \$57,876.
 - b. Designated Funds Cash net increase for February was \$32,965.
 - c. Net Assets Increase Year to Date February 2026 was \$618,545 and includes \$277,082 of unrealized gains.
2. Statement of Financial Activities
 - a. YTD total revenue over budget (favorable) 2% or \$45,187.
 - b. YTD total expenses under budget (favorable) 6% or \$131,909.
 - c. YTD unrealized gains on investments \$277,082.
 - d. February MCF fees over budget (favorable) 11%, 68 actual compared to 56 budgeted.
 - e. YTD Fees income under budget (unfavorable) 11% or \$21,751 due primarily to lower than budgeted Transfer Fees, Guest Card Fees, and Tenant Fees revenues.
 - f. YTD GVR personnel under budget (favorable) by 4% YTD or \$36,836.
 - g. YTD Recreation revenue over budget (favorable) by 21% or \$53,901.
 - h. YTD Recreation Program expenses are over budget (unfavorable) by 2% or \$4,459.
 - i. YTD Operating Expenses under budget (favorable) 6% or \$131,909.
 - j. Gross Operating Surplus is \$341,463 which is 108% more than budgeted.



Green Valley Recreation, Inc.
Statement of Financial Position

As of Date: February 28, 2026 and Dec 31, 2025

	February 28, 2026	Dec 31, 2025
	Total	Total
ASSETS		
Current Assets		
Cash/Cash Equivalents	614,317	1,525,682
Accounts Receivable	742,869	404,170
Prepaid Expenses	202,067	267,712
Maintenance Inventory	61,927	61,927
Designated Investments (Charles S./SBH)		
Emergency - Fund	587,945 (1)	573,244 (18)
MRR - Fund	8,739,815 (2)	7,387,735 (19)
Initiatives - Fund	1,435,095 (3)	1,339,862 (20)
Pools & Spas - Fund	2,070,958 (4)	1,697,677 (21)
Total Designated Investments (CS/SBH)	12,833,813 (5)	10,998,517 (22)
Undesignated Invest. (JP Morgan Long Term)	1,728,232 (6)	1,609,852 (23)
Undesignated Invest. (JP Morgan)	3,913,475 (7)	2,605,102 (24)
Investments	18,475,520 (8)	15,213,472 (25)
Total Current Assets	20,096,700	17,472,962
Fixed Assets		
Contributed Fixed Assets	18,017,085	18,017,085
Purchased fixed Assets	35,555,766	35,430,978
Sub-Total	53,572,851	53,448,063
Less - Accumulated Depreciation	(30,319,388)	(30,084,796)
Net Fixed Assets	23,253,463 (9)	23,363,267 (26)
Operating Lease ROU, Net of Accum. Amortization	-	-
Finance Lease ROU, Net of Accum. Amortization	36,447	36,447
Total Assets	43,386,610	40,872,676
LIABILITIES		
Current Liabilities		
Accounts Payable	372,645	447,933
Deferred Dues Fees & Programs	6,438,062	4,524,612
Accrued Payroll	102,537	58,200
Compensation Liability	-	-
MCF Refund Liability	143,555	141,000
In-Kind Lease Liability -Current	3,333	-
Operating ROU Liability - Current	-	-
Financing ROU Liability - Current	33,633	33,633
Total Current Liabilities	7,093,767	5,205,378
In-Kind Lease Liability - LT	38,667	42,667
Notes Payable	11,000	-
Financing ROU Liability - LT	10,321	10,321
Total Long Term Liabilities	59,988	52,988
TOTAL NET ASSETS	36,232,855 (10)	35,614,311 (27)
NET ASSETS		
Temporarily Designated:		
Board Designated:		
Emergency	587,945 (11)	573,244 (28)
Maint - Repair - Replacement	8,739,815 (12)	7,387,735 (29)
Initiatives	1,435,095 (13)	1,339,862 (30)
Pools & Spas	2,070,958 (14)	1,697,677 (31)
Sub-Total	12,833,813 (15)	10,998,517
Unrestricted Net Assets	22,780,498	24,615,793
Net change Year-to-Date	618,545 (16)	-
Unrestricted Net Assets	23,399,042 (17)	24,615,793
TOTAL NET ASSETS	36,232,855	35,614,311



Green Valley Recreation, Inc. Summary Statement of Activities

YTD Period: 2 month period ending February 28, 2026

FY Budget Period: Jan 1, 2026 - Dec 31, 2026

	PRIOR YEAR COMPARISON			%	BUDGET COMPARISON			%	Fiscal Year Budget	Remaining FY Budget
	2025 YTD Actual	2026 YTD Actual	Year to Year Variance		YTD Actual	YTD Budget	YTD Variance			
Revenue										
Member Dues	1,227,604	1,264,154	36,550	3%	1,264,154	1,261,493	2,661	0.2%	7,568,960	6,304,806
LC, Trans., Crd Fees.	163,913	170,089	6,176	4%	170,089	191,840	(21,751)	(11%)	800,700	630,611
Capital Revenue	400,891	402,316	1,425	0%	402,316	397,882	4,434	1%	2,860,800	2,458,484
Programs	108,016	131,208	23,192	21%	131,208	117,409	13,799	12%	571,456	440,248
Instructional	145,032	176,470	31,438	22%	176,470	136,368	40,102	29%	498,000	321,530
Recreational Revenue	253,048	307,678	54,630	22%	307,678	253,777	53,901	21%	1,069,456	761,778
Investment Income	74,470	75,710	1,241	2%	75,710	72,500	3,210	4%	435,000	359,290
Advertising Income	-	-	-	0%	-	-	-	0%	-	-
Cell Tower Lease Inc.	8,252	8,518	266	3%	8,518	8,153	365	4%	48,919	40,401
Comm. Revenue	8,252	8,518	266	3%	8,518	8,153	365	4%	48,919	40,401
Other Income	38,188	46,032	7,844	21%	46,032	42,399	3,633	9%	117,350	71,318
Facility Rent	4,700	1,838	(2,863)	(61%)	1,838	3,103	(1,266)	(41%)	18,620	16,783
Marketing Events	-	-	-	0%	-	-	-	0%	-	-
In-Kind Contributions	333	667	333	100%	667	667	-	0%	4,000	3,333
Del Sol Café Revenue	-	-	-	0%	-	-	-	0%	-	-
Other Revenue	43,222	48,536	5,315	12%	48,536	46,169	2,367	5%	139,970	91,434
Total Revenue	2,171,399	2,277,002	105,603	5%	2,277,002	2,231,815	45,187	2.0%	12,923,805	10,646,803
Expenses										
Major Proj.-Rep. & Maint.	35,424	27,248	8,177	23%	27,248	39,828	12,581	32%	238,970	211,722
Facility Maintenance	61,664	47,390	14,274	23%	47,390	70,267	22,877	33%	421,600	374,210
Fees & Assessments	60	150	(90)	(150%)	150	167	17	10%	1,000	850
Utilities	231,010	185,935	45,074	20%	185,935	215,094	29,158	14%	1,084,093	898,158
Depreciation	227,160	234,592	(7,432)	(3%)	234,592	211,420	(23,172)	(11%)	1,268,520	1,033,928
Furniture & Equipment	23,893	31,422	(7,529)	(32%)	31,422	35,451	4,029	11%	229,874	198,452
Vehicles	12,742	18,277	(5,535)	(43%)	18,277	13,333	(4,943)	(37%)	80,000	61,723
Facilities & Equipment	591,953	545,013	46,940	8%	545,013	585,559	40,546	7%	3,324,057	2,779,044
Wages	721,622	726,704	(5,082)	(1%)	726,704	764,049	37,345	5%	4,584,295	3,857,590
Payroll Taxes	62,977	65,502	(2,525)	(4%)	65,502	67,236	1,734	3%	355,699	290,197
Benefits	142,137	161,438	(19,301)	(14%)	161,438	159,195	(2,243)	(1%)	897,672	736,234
Personnel	926,736	953,644	(26,908)	(3%)	953,644	990,480	36,836	4%	5,837,665	4,884,021
Food & Catering	4,372	9,339	(4,967)	(114%)	9,339	18,745	9,406	50%	78,698	69,359
Recreation Contracts	168,043	176,835	(8,792)	(5%)	176,835	155,928	(20,907)	(13%)	651,787	474,952
Bank & Credit Card Fees	25,814	28,217	(2,403)	(9%)	28,217	35,259	7,042	20%	67,895	39,678
Program	198,229	214,391	(16,162)	(8%)	214,391	209,932	(4,459)	(2%)	798,380	583,989
Communications	20,514	22,519	(2,005)	(10%)	22,519	17,928	(4,591)	(26%)	107,569	85,050
Printing	3,393	15,219	(11,826)	(349%)	15,219	18,667	3,448	18%	129,500	114,281
Advertising	386	4,038	(3,651)	(945%)	4,038	1,833	(2,204)	(120%)	11,000	6,962
Communications	24,293	41,776	(17,483)	(72%)	41,776	38,428	(3,347)	(9%)	248,069	206,293
Supplies	59,817	51,782	8,035	13%	51,782	92,651	40,869	44%	570,906	519,124
Postage	3,799	560	3,239	85%	560	3,521	2,961	84%	21,125	20,565
Dues & Subscriptions	1,111	1,485	(373)	(34%)	1,485	2,281	797	35%	13,687	12,202
Travel & Entertainment	-	223	(223)	0%	223	400	177	44%	2,400	2,177
Other Operating Expense	3,169	2,258	911	29%	2,258	6,272	4,014	64%	107,672	105,414
Operations	67,897	56,307	11,590	17%	56,307	105,125	48,818	46%	715,790	659,483
Information Technology	5,506	5,079	427	8%	5,079	23,796	18,717	79%	142,777	137,698
Professional Fees	31,460	41,565	(10,106)	(32%)	41,565	33,417	(8,149)	(24%)	234,350	192,785
Commercial Insurance	68,503	76,782	(8,279)	(12%)	76,782	74,511	(2,271)	(3%)	447,064	370,282
Taxes	-	-	-	0%	-	-	-	0%	53,532	53,532
Conferences & Training	264	-	264	100%	-	4,033	4,033	100%	24,200	24,200
Employee Recognition	412	982	(570)	(138%)	982	2,167	1,185	55%	13,000	12,018
Provision for Bad Debt	-	-	-	0%	-	-	-	0%	-	-
Corporate Expenses	106,145	124,408	(18,263)	(17%)	124,408	137,924	13,516	10%	914,923	790,515
Expenses	1,915,253	1,935,539	(20,286)	(1%)	1,935,539	2,067,448	131,909	6.4%	11,838,884	9,903,345
Gross Surplus(Rev-Exp)	256,146	341,463	85,317	33%	341,463	164,367	177,096	108%	1,084,921	743,458
Net Gain/Loss on Invest.	108,543	277,082	168,539		277,082	-	277,082		-	(277,082)
Net from Operations	364,689	618,545	253,855	70%	618,545	164,367	454,178		1,084,921	466,376



Green Valley Recreation, Inc.
Board of Directors Regular Meeting
Complimentary Guest Pass

Prepared By: Scott Somers, CEO

Meeting Date: March 18, 2026

Presented By: Scott Somers, CEO

Consent Agenda: No

<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: Decide and approve the Complimentary Guest Pass Policy in the Corporate Policy Manual (CPM).</p>
<p>Background Justification: Previous recommended policy changes to both the Complimentary Guest Card and the Annual Guest Card were based on the goal of mitigating what could be considered abuse. This abuse is hard to monitor and catch since both cards allowed unlimited use and were not assigned to any specific guest. 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. The Work Session was held on March 4, 2026. The Board discussed the following options:</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 mitigates abuse by placing limits on 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>Under the circumstances, and given the concerns about equality of single property owners versus two-person property owners, staff recommends maintaining the current policy, at least until a more equitable solution can be identified. Staff will continue monitoring use and what could be considered abuse of Complimentary Guest Cards.</p>

Fiscal Impact:

No impact anticipated.

Options:

- 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.
- 4) Provide other suggestions.

Staff Recommendation:

Option #1

Recommended Motion:

I move to maintain the current policy, Part 1, Section 2, 1.2.1.A.5.b. of the Corporate Policy Manual (CPM), which states: '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,' at least until and if more equitable solution can be identified, with the understanding that Staff will continue monitoring use and what could be considered abuse of Complimentary Guest Cards and reporting to the Board of Directors as necessary.

Attachments:

- 1) Current CPM policy, Part 1, Section 2, 1.2.1
- 2) Membership and Card/Pass Options

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.

Membership/Card	Fee	Who is eligible?	What can they do?
Member  <p>MEMBER Person First Name Person Last Name Client Barcode</p>	\$545	They have purchased a GVR property – the names of the people listed on the title of the property will receive a member card	Access GVR facilities, participation in clubs, ability to serve on the Board or committees, etc.
Additional Card Holder  <p>Additional Card Holder Person First Name Person Last Name Client Barcode Non-transferable Non-refundable</p>	\$140	If there is another person (over 18) living in the home whose name does not appear on title, they can obtain an Additional Card Holder ID. Proof of residency is required	Member access with these stipulations: 1) Cannot serve on the GVR Board or Committee of the Board. 2) May not vote for membership issues
Life Care Member  <p>LIFE CARE ANNUAL MEMBER CARD Person First Name Person Last Name Client Barcode</p>	\$545	Prior GVR property owner who has moved to a life care facility in the Greater Green Valley. Must renew annually	Member access with these stipulations: 1) Cannot serve on the GVR Board or Committee of the Board. 2) May not vote in GVR elections
Complimentary Card Holder ID  <p>COMPLIMENTARY CARD HOLDER ID Person First Name Person Last Name Client Barcode</p>	Free	Exclusively for an individual who resides within a <i>Single-Member GVR Household</i> but is not listed on the title (proof of residency is required)	Member access with these stipulations: 1) Cannot serve on the GVR Board or Committee of the Board. 2) May not vote for membership issues
Complimentary Guest  <p>COMPLIMENTARY GUEST ID Authorized Guest of: Contact Name Client Barcode Valid for one guest per visit</p>	Free	Exclusively for <i>Single-Member GVR Households</i> – they can receive a Complimentary Guest Card good for <u>1 guest only.</u> <i>*Guest Policy applies (with underlined exception)</i>	GVR Guest privileges (no class registrations), Complimentary card holders may not vote or hold a GVR board position/office
Tenant  <p>TENANT Person First Name Person Last Name Client Barcode Non-transferable Non-refundable</p>	Varies	GVR Members may rent their home and surrender their right to use GVR's facilities to occupants of their GVR property(ies)	Tenants assume the property owner's membership rights
Annual Guest  <p>ANNUAL GUEST CARD Authorized Guest of Marcia Member 123456</p>	\$85	GVR Members, Assigned Members, and Life Care Members may purchase an Annual Guest Card <i>*Guest Policy applies</i>	Access to pools, fitness centers, sport courts, etc. Covers up to <u>4 guests</u>

<p>Weekly Guest</p>  <p>A sample of a weekly guest card from Green Valley Recreation. The card is titled 'GUEST CARD' and 'Authorized Guest of Marcia Member'. It features the GVR logo, the number 123456, and a barcode.</p>	<p>\$30/week</p>	<p>GVR Members, Assigned Members, Tenants, and Life Care residents may purchase *Guest Policy applies</p>	<p>Access to pools, fitness centers, sport courts, etc. Covers 1 guest</p>
<p>Daily Guest</p>  <p>A sample of a daily guest card from Green Valley Recreation. The card is titled 'GUEST CARD' and 'Authorized Guest of Marcia Member'. It features the GVR logo, the number 123456, and a barcode.</p>	<p>\$5/day</p>	<p>GVR Members, Assigned Members, Tenants, and Life Care residents may purchase *Guest Policy applies</p>	<p>Access to pools, fitness centers, sport courts, etc. Covers 1 guest</p>



Green Valley Recreation, Inc.
Regular Board Meeting

Restrict Access to the Café at the DSC to Members and Qualified Guests

Prepared By: Scott Somers, CEO

Meeting Date: March 18, 2026

Presented By: Scott Somers, CEO

Consent Agenda: No

Originating Committee / Department:

Administration

Action Requested:

Restrict the café at the Del Sol Clubhouse to those issued a GVR membership identification card, per section 2, 1.2.1; qualified guests and tenants, per Section 2, 1.2.2; and life care members, per Section 2, 1.2.3 of the Corporate Policy Manual (CPM).

Strategic Plan:

Goal 2: Provide quality programs and services to meet the needs of all income levels and abilities of current and future members

Background Justification:

The Board has provided direction to move forward with creating a GVR operated café at the Del Sol Clubhouse. Two unanswered questions remain: 1) does the Board want to allow the general public into the café?; and 2) if so, does the Board want to charge .25 per non-members?

Upon further discussion at the staff level, staff recommends restricting access to the café at the Del Sol Clubhouse at this time to those issued a GVR membership identification card, qualified guests and tenants, and life care members for the following reasons:

- This policy is consistent with all other GVR facilities;
- Upon review of camera footage during the previous Licensee’s tenure, it’s apparent that most non-members were either previous acquaintances or clients of the Licensee;
- Once an exterior service window is installed, non-members will be able to patronize the café without having to gain entry into the café;
- If at some point in the future it makes sense to allow non-members entry into the café, it would be easier to grant access at that time rather than taking access away, if necessary or desired;
- Restricting access to members and qualified quests/tenants is consistent with Private Club Liquor License compliance requirements, should GVR embark on obtaining such a license in the future.

If, however, the Board provides direction to allow non-members access to the café, then staff recommends foregoing the .25 non-member service charge since this additional fee is cumbersome and could be off-putting to non-members. If the Board agrees, then the attorney recommends that the Board add a subsection to 6.1.3 to the CPM regarding public access to the cafe without any type of additional charge/fee, such as the following:

6.1.3 GVR Activities Open to the General Public

- A. Activities available to non-members, for a fee, e.g., concerts, plays, and classes.
- B. Activities which are funded or partially funded by public agencies, e.g., U. S. Service Bands, Senior Olympics, Arizona Commission on the Arts programs.
- C. Special events approved by the CEO, e.g., Craft Fairs, Town Halls.
- D. Any group renting a GVR facility may invite the general public.
- E. *Public access to the café at the Del Sol Clubhouse without an additional fee or charge.***

Fiscal Impact:

Restricting access to the café by the public could have a minimal fiscal impact, but this recommendation allows the Board to revisit this policy decision at a later time if necessary or desired.

Board Options:

- 1) Restrict the café at the Del Sol Clubhouse to those issued a GVR membership identification card, per section 2, 1.2.1; qualified guests and tenants, per Section 2, 1.2.2; and life care members, per Section 2, 1.2.3 of the Corporate Policy Manual (CPM).
- 2) Allow public access to the café at the Del Sol Clubhouse without an additional fee or charge and amend the CPM accordingly.
- 3) Allow public access to the café at the Del Sol Clubhouse and charge a .25 fee and amend the Fee Schedule accordingly.

Staff Recommendation:

Option 1

Recommended Motion:

I move to restrict the café at the Del Sol Clubhouse to those issued a GVR membership identification card, per section 2, 1.2.1; qualified guests and tenants, per Section 2, 1.2.2; and life care members, per Section 2, 1.2.3 of the Corporate Policy Manual (CPM).

Attachments:

NA



Green Valley Recreation, Inc.
Board of Directors Meeting Session
Use of Surplus

Prepared By: David Webster, CFO

Meeting Date: March 18, 2026

Presented By: David Webster, CFO

Consent Agenda: No

Originating Committee / Department:

Finance Department/Fiscal Affairs Committee (FAC)

Action Requested:

Provide direction on the use of the 2025 Budget surplus.

Strategic Plan:

Goal 4: Cultivate and maintain a sound financial base that generates good value for our members.

Background Justification:

The Surplus Policy is stated in Section 3 – Reserve Policy Part 5.3.2 Part C. entitled **Calculation of Operating Surplus or Deficit**. The 2025 Financial statements are currently in the process of being audited and a final calculation of the 2025 Surplus is not available. However, GVR staff have prepared a preliminary surplus calculation for the fiscal year ending December 31, 2025, and don't anticipate significant audit changes to this calculation.

The intent of the surplus calculation is to determine if there is a surplus of operating revenue over operating expenses each year that can be transferred to a reserve fund. The preliminary calculation of the 2025 Surplus prepared by staff identifies a \$144,899 Operating Surplus for 2025. Additionally, GVR has an Operating Cash Policy guideline that recommends a minimum cash balance, at the lowest point during the year, of 90 days of the annual expenses. GVR has a cash flow cycle that annually results in a low point for Operating Cash around November 30th of each year. On November 30, 2025, GVR had an Operating Cash balance that was \$969,206 below the 90 day cash requirement calculation. While this cash level was lower than the 90 day guideline, by year end 2025, the balance was higher than expected due to cash dues receipts that were higher than expected for December 2025. Overall, GVR remains generally healthy with regard to Operating Cash but staff currently projects a November 2026 Operating Cash balance that is below the 90 Day Operating Cash Policy.

Fiscal Impact:

The entire surplus would need to remain in Cash to support the 90-day cash policy unless the FAC recommends otherwise.

Board Options:

- 1) Direct staff to leave the \$144,899 2025 Operating Surplus in GVR's Operating Cash Fund to help increase the projected November 2026 Operating Cash balance.
- 2) Direct Staff to transfer 50% of the 2025 Surplus to the MRR B Pool Fund and leave 50% in the Operating Cash fund.
- 3) Provide alternative direction of how the surplus shall be distributed.

Staff Recommendation:

Option #1

Attachments:

- 1) Preliminary Staff calculation of the 2025 Surplus.
- 2) 2025 90 Day Operating Cash Analysis.
- 3) Pool Reserve MRR-B Cash Flow

Summary of Revenue & Expenditures - Budget to Actual
For Fiscal Year Ending Dec 31, 2025
January through December 2025

	2025 Annual Budget	January - December		
		Jan - Dec Actual	% of Variance	
SURPLUS CALCULATION NOT FINAL				
Revenue:				
Member Dues	\$ 7,350,040	\$ 7,366,506	0.2%	More new Members than budgeted
LC,Trans., Crd Fees.	729,472	759,426	4.1%	Primarily more transfer fees than budgeted
Capital Revenue	2,724,900	2,835,806	4.1%	Collected 56 more homes sales than budgeted
Recreation	1,109,718	868,769	(21.7%)	Fewer Programs than budgeted (primarily concerts and tours)
Investment Income	435,000	466,619	7.3%	Better return on investments than budgeted
Communication	48,919	50,583	3.4%	Cell tower leases
Other Revenue	214,600	145,835	(32.0%)	Primarily less credit card fees than budgeted
Total Revenue	12,612,649	12,493,544	(0.9%)	
Expenditures:				
Facilities & Equipment NO DEPRECIATION	\$ 1,984,343	\$ 1,953,734	1.5%	Utilities under budget, Furniture & Equipment over budget
Personnel	5,813,616	5,696,073	2.0%	Wages under budget, medical & dental insurance over budget
Program	885,896	708,330	20.0%	Fewer Programs than budgeted (primarily concerts and tours)
Communications	224,900	212,108	5.7%	Advertising, printing, and phones under budget
Operations	692,800	663,842	4.2%	Supplies under budget
Corporate Expenses	815,978	828,928	(1.6%)	Commercial insurance over budget
Total Expenditures	10,417,533	10,063,015	3.4%	
Excess Revenues Over Exp.	\$ 2,195,116	\$ 2,430,529		
Transfers and Adjustments:				
Non Reserve Capital Projects	(22,486)	(31,684)		More non reserve capital projects than budgeted
Remove Income From Reserves	(278,400)	(327,945)		Better return on investments than budgeted
Reserve Funding Initiatives	(547,770)	(570,136)		Collected 56 more homes sales than budgeted
Reserve Funding MRR A & MRR-B	(1,620,460)	(1,620,460)		Funding of MRRA and MRRB on budget
MRR Expenses paid by Reserve	200,000	184,047		Non capital expenditures of MRR projects less than budgeted
Deduct Reserve Investment Exp.	74,000	80,549		Investment expenses more than budgeted
Modified Accrual Basis Surplus	-	144,899		

This report is not a GAAP compliant statement. Non cash adjustments such as Depreciation of Fixed Assets have been removed to establish a Modified Accrual report. The purpose of this report is to give a high level summary of GVRs performance for comparison to the Zero Surplus Budget goal for the fiscal year.

GVR
Operating Cash
90 day requirement analysis
FY 2025

Total Budget Expenses For 2025	\$ 11,685,954
Less Non-Cash Depreciation	\$ (1,268,520)
Less Expenses Paid by MRR Reserve	\$ (200,000)
Non Reserve Capital Purchases	\$ 22,489
Investment Expenses	\$ (74,000)
Reserve Funding From Revenues:	
Maintenance Repair & Repl.	\$ 1,300,102
MRR - B Pools & Spas	\$ 320,358
Initiatives	<u>\$ 547,770</u>
TOTAL	<u>\$ 2,168,230</u>
Total Cash Required to Fund GVR For Fiscal Year	\$ 12,334,153
Cash Transfer of MRR in January for One Time	<u>\$ (1,300,102)</u>
Total Cash Required	\$ 11,034,051
Days Per Year	<u>365</u>
Daily Average Cash Required	<u>\$ 30,230</u>
Minimum Days	<u>90</u>
Total GVR Cash Required for 90 Days	\$ 2,720,725
Actual Operating Cash Balance Nov. 30, 2025	<u>\$ 1,751,519</u>
Operating Cash at low point for 2025 resulted in an Operating balance that was less than the 90 day rule	<u>\$ 969,206</u>
Number of days below 90	32

This cash level was lower than expected. However, by year end 2025, the balance was higher than expected due to cash dues receipts that were higher than expected for December 2025. No action or changes to policy are required.

Internally prepared MRR-A Pool Reserve Analysis for illustrative purposes only

MRR-B Pool & Spa Replacement Fund**A**

Interest		6.00%						
Contributions		7.0%		FULLY FUNDED			33.0%	
Annual Inc. Contr.		7.0%		FULLY FUNDED			33.0%	
Year	Beginning Balance	Annual Contributions	Income	Available	Expenditure	Ending Balance	Location	
2021	-	1,300,207	-	1,300,207	(216,502)	1,083,705		
2022	1,083,705	270,472	6,662	1,360,839	(783,876)	576,963		
2023	576,963	289,405	56,184	922,552	(107,787)	814,765		
2024	814,765	299,400	88,118	1,202,283	(1,640)	1,200,643		
2025	1,200,643	320,358	176,676	1,697,677	-	1,697,677		
2026	1,697,677	342,783	81,618	2,122,079	(1,100,000)	1,022,079	ABS	
2027	1,022,079	366,778	83,331	1,472,188	-	1,472,188		
2028	1,472,188	392,452	111,878	1,976,518	-	1,976,518		
2029	1,976,518	419,924	143,787	2,540,229	-	2,540,229		
2030	2,540,229	449,319	179,373	3,168,920	(1,289,684)	1,879,237	CP1	
2031	1,879,237	480,771	141,600	2,501,608	-	2,501,608		
2032	2,501,608	514,425	180,962	3,196,995	-	3,196,995		
2033	3,196,995	529,858	223,611	3,950,463	-	3,950,463		
2034	3,950,463	545,753	269,773	4,765,990	(1,930,093)	2,835,897	WC	
2035	2,835,897	562,126	203,881	3,601,904	-	3,601,904		
2036	3,601,904	578,990	250,854	4,431,748	-	4,431,748		
2037	4,431,748	596,359	301,686	5,329,794	-	5,329,794		
2038	5,329,794	614,250	356,643	6,300,686	(1,288,266)	5,012,421	CP2	
2039	5,012,421	632,678	338,706	5,983,804	-	5,983,804		
2040	5,983,804	651,658	398,128	7,033,590	-	7,033,590		
2041	7,033,590	671,208	462,288	8,167,086	-	8,167,086		
2042	8,167,086	691,344	531,506	9,389,935	(1,446,513)	7,943,422	CV	
2043	7,943,422	712,084	519,330	9,174,837	-	9,174,837		
2044	9,174,837	733,447	594,497	10,502,781	-	10,502,781		
2045	10,502,781	755,450	675,494	11,933,725	-	11,933,725		
2046	11,933,725	778,114	762,710	13,474,549	(2,839,626)	10,634,922	DH	
2047	10,634,922	801,457	686,183	12,122,562	-	12,122,562		
2048	12,122,562	825,501	776,884	13,724,947	-	13,724,947		
2049	13,724,947	850,266	874,513	15,449,725	-	15,449,725		
2050	15,449,725	875,774	979,530	17,305,029	(979,965)	16,325,064	MV	
2051	16,325,064	902,047	1,033,627	18,260,738	-	18,260,738		
2052	18,260,738	929,109	1,151,391	20,341,237	-	20,341,237		
2053	20,341,237	956,982	1,277,893	22,576,112	-	22,576,112		
2054	22,576,112	985,691	1,413,708	24,975,512	(2,562,320)	22,413,192	SRS	
2055	22,413,192	1,015,262	1,405,707	24,834,161	-	24,834,161		
2056	24,834,161	1,045,720	1,552,793	27,432,674	-	27,432,674		



Green Valley Recreation, Inc.
Board of Directors Meeting
Approve GVR/GVR Foundation
Ad Hoc Committee Chair

Prepared By: Nanci Moyo, Admin. Sup.

Meeting Date: March 18, 2026

Presented By: Scott Somers, CEO

Consent Agenda: No

<p>Originating Committee / Department: Board President</p>
<p>Action Requested: Approve an appointment of the Chair to the GVR/GVR Foundation Ad Hoc Committee.</p>
<p>Strategic Plan: GOAL 5: Provide sound, effective governance and leadership for the corporation</p>
<p>Background Justification: The GVR/GVR Foundation Ad Hoc Committee Chair has been Kathi Bachelor. This is President Bachelor’s last year on the GVR Board and will need to step down as the Chair of the Ad Hoc Committee. A new Chair needs to be appointed to the Ad Hoc Committee for the remainder of this Committee which is November 2026. President Bachelor appoints Nellie Johnson and seeks Board approval for the appointment. The Ad Hoc Committee has formed a Steering Committee, and will be organized under the Ad Hoc Committee. Kathi Bachelor requests to remain on the Ad Hoc Committee and as part of the Steering Committee.</p>
<p>Fiscal Impact: None</p>
<p>Board Options: 1) Appoint Nellie Johnson as the Chair of the GVR/GVR Foundation Ad Hoc Committee. 2) Appoint another Board Director as the Chair.</p>
<p>Staff Recommendation: Option #1</p>
<p>Recommended Motion: Move to approve the appointment of Nellie Johnson as the Chair of the GVR/GVR Foundation Ad Hoc Committee, and allow Kathi Bachelor to remain on the Ad Hoc Committee and as part of the Steering Committee.</p>