



MINUTES

BOARD OF DIRECTORS MEETING

Wednesday, March 18, 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, Scott Somers (non-voting)

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

Visitors: 28 Including support staff

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 2:01pm MST. Secretary Dingman called the roll; quorum established.

2. Amend/Adopt Agenda

MOTION: Director Hillyer moved, Director Garneau seconded to amend the Agenda by removing Action Item 7.D to the April Regular Board meeting.

Failed: 2 yes (Garneau, Hillyer) / 8 no / 1 abstain (English)

MOTION: Director Walker moved, Director Smith seconded to adopt the Agenda.

Passed: 8 yes / 2 no (Garneau, Hillyer) / 1 abstain (English)

3. President Report

- Thanked all the members for coming out to the Board meeting.
- President Bachelor was thanked for her leadership of the Board; and she will address the Directors and Members at the Annual Meeting.

4. CEO Report

- Desert Hills Kiln Room expansion project will be complete in April.
- West Center Lapidary expansion project has started and anticipation of a complete project in December 2026.
- West Center Member Services expansion project bids are due March 20, 2026. Recommend to award a contract at the April Regular Board meeting. This project could start in May and be complete by July.
- Abrego South Pool and Locker Room 30 percent concept design is complete. This design will be in the eBlast on March 27 to ask for feedback regarding the design. The cost estimates are being fine-tuned, and waiting on a soils report for the independent engineer. The concept drawing will be brought to the Board in April for a vote. In August, the Board will receive a recommendation from staff to Award a Contract.

- Pickleball Center fencing project will start in mid-April and completed in about four weeks.
- Las Campanas Fitness Room and Santa Rita Springs Fitness expansions are in the scope of work phase. These projects will take place over the summer.

5. 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

6. Consent Agenda

MOTION: Director Johnson moved, Director Walker seconded to approve Consent Agenda.

Passed: unanimous

- 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
CEO Scott Somers reviewed the current Complimentary Guest ID.

MOTION: Director Garneau moved, Director English seconded 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 a 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 on a quarterly basis.

Passed: unanimous

- B. Direction on Del Sol Clubhouse Cafe (Members only and/or Non-Members) and Approve CPM Part 6, 6.1.3.E Regarding Non-Members
CEO Scott Somers reviewed options for the Del Sol Clubhouse.

MOTION: Director Garneau moved, Director Walker seconded to restrict the café at the Del Sol Clubhouse to those issued a GVR membership identification card, per section 2, 1.2.1; authorized 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); or if the guest is accompanied by the Member at no charge.

Passed: unanimous

- C. Approve FAC Recommendation on Use of Surplus
CFO David Webster reviewed the Fiscal Affairs Committee recommendation for the use of the Surplus.

MOTION: Director Walker moved, Director English seconded to direct staff to transfer 50 percent of the 2025 Surplus to the MRR B Pool Fund and leave 50 percent in the Operating Cash Fund.

Failed: 2 yes (English, Walker) / 9 no

Amended Motion: Director Lawless moved, Director Dingman seconded to transfer 40 percent of the 2025 Surplus to the MRR B Pool Fund and 60 percent in the Operating Cash Fund.

Failed: 2 yes (Lawless, Walker) / 9 no

Amended Motion: Director Garneau moved, Director Reynolds seconded to direct staff to leave the 2025 Operating Surplus in GVR's Operating Cash Fund.

Passed: 9 yes / 2 no (English, Walker)

Approved Amended Motion: Direct staff to leave the 2025 Operating Surplus in GVR's Operating Cash Fund.

D. Approval of Ad Hoc GVR/GVR Foundation Committee Chair

MOTION: Director Dingman moved, Director Smith seconded to approve the appointment of Nellie Johnson as the Chair of the GVR/GVF Foundation Ad Hoc Committee, and allow Kathi Bachelor to remain on the Ad Hoc Committee and as part of the Steering Committee.

Passed: 8 yes / 2 no (Garneau, Hillyer) / 1 abstain (English)

Amended Motion: Director Garneau moved, Director Hillyer seconded to appoint Nellie Johnson as Chair of the GVR/GVR Foundation Ad Hoc Committee for two months and the new Board revisit the appointment.

Failed: 2 yes (Garneau, Hillyer) / 8 no / 1 abstain (English)

8. Member Comments – Member comments were received after each Action Item.

9. Adjournment

MOTION: Director Walker moved, Director Garneau seconded to adjourn the meeting at 3:56pm.

Passed: