



AGENDA

BOARD OF DIRECTORS WORK SESSION

Wednesday, June 10, 2026 2:00pm
WC Room 2 / Zoom

Directors: Candy English (President), Steve Reynolds (Vice President), Kristy McCue (Secretary), Lanny Smith (Treasurer), Jodie Walker (Assistant Secretary), Nellie Johnson (Assistant Treasurer), Dave Barker, Bart Hillyer, Chris McCrummen, Barry Stock, Scott Somers (non-voting)

AGENDA TOPIC

- 2:00 **1. Call to Order / Roll Call**
- 2:05 **2. Amend / Approve Agenda**
- 2:10 **3. Discussion on CPM 1.1.6 - Limit MCF Refunds to Original Fee Paid**
- 3:50 **4. Member Comments**
- 4:00 **5. 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

Review Corporate Policy Manual (CPM)

Section 1.1.6

Prepared By: Dave Dixon, CFO

Meeting Date: June 10, 2026

Presented By: Dave Dixon, CFO

<p>Originating Committee / Department: Fiscal Affairs Committee / Finance and Membership Department</p>
<p>Action Requested: Review and approve Fiscal Affairs Committee (FAC) recommended changes to CPM Section 1.1.6 Membership Change Fee (MCF) specifically related to MCF refunds policy.</p>
<p>Strategic Plan: Goal 4: Cultivate and maintain a sound financial base that generates good value for our members.</p>
<p>Background Justification: The FAC reviewed concerns with the Membership Change Fee (MCF) refund policy. Current policy requires a complete reimbursement of the MCF most recently paid at closing if certain conditions are met as listed in the policy. Staff have appropriately and correctly followed the policy as written regardless of the rate of the MCF originally or previously paid. For example, a member purchases another property and qualifies for the MCF refund. The member originally bought in 2007 and paid a MCF of \$1,032 and were charged the current MCF rate of \$3,200. That member is reimbursed at the current rate of \$3,200 rather than their original investment of \$1,032, which is listed as Scenario 1 – MCF refund limited to original MCF fee paid. Scenario 2 – MCF refund limited to 75% of current rate. Scenario 3 – MCF refund limited to 50% of current rate.</p>
<p>Fiscal Impact: Through our first four months of 2026, the impact is over \$110,000. With the current trend, we will be close to \$300,000 or greater by the end of 2026.</p>
<p>Board Options:</p> <ol style="list-style-type: none"> 1) Scenario 1 – MCF refund limited to original MCF fee paid. 2) Scenario 2 – MCF refund limited to 75% of the current MCF fee. 3) Scenario 3 – MCF refund limited to 50% of the current MCF fee. 4) Make no changes.
<p>Staff Recommendation: Option #1</p>
<p>Attachments:</p> <ol style="list-style-type: none"> 1) CPM Section 1.1.6 2) Scenario Analysis

Agenda Item B. Review of MCF Refunds and Impact to Overall Bottom Line

Current section of CPM regarding membership change fees:

1.1.6 Membership Change Fee

- A. Upon transfer of title of a GVR membership property, the new owner shall pay a Membership Change Fee.
- Exemptions:
1. The Membership Change Fee shall not apply to the transfer of legal ownership of a GVR deeded property from a trust if the resulting legal owners of the property are identical to the trustees of the trust immediately prior to the transfer.
 2. A person or legal entity who acquires ownership of a legal or beneficial interest of the GVR property resulting from death, sells it within six (6) months of the date of death will be exempt from the Membership Change Fee (and

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- Transfer Fee) provided they do not elect to utilize the facilities or have Tenants in the property who wish to utilize the facilities.
3. Exceptions provided by statute.
- B. The Membership Change Fee shall be refunded if the following apply:
1. A Member has owned and occupied a GVR property within 365 days of transfer of title, provided that the Member demonstrates that she/he has moved from one owner-occupied primary GVR residence to another owner-occupied primary GVR residence and has presented GVR with background material showing this was a change in primary residence.
 2. The Member(s) has owned and occupied the GVR property being sold for at least one (1) year.
 3. A tenant card has not been issued on the property within the twelve (12) months immediately prior to the sale of the owner-occupied property.
 4. The Member(s) submit a refund request for the Membership Change Fee. GVR will review the property transaction details to confirm ownership and eligibility for both properties. Refunds will be processed upon verification.
- C. Revenue from the Membership Change Fee may be used as will most effectively further the general purpose of The Corporation to provide for current and future needs. A portion of the revenue from Membership Change Fee is to be used to fund contributions to the Initiatives Reserve Fund as determined by the Board.

Suggestions to CPM update on Section 1.1.6 Membership Change Fee (MCF):

Item 1.1.6 B. adding item 5. The Member(s) refund shall be limited to the original MCF fee paid by the member.

With the analysis of the home resales, our current refunds year to date are \$110,300. If we eliminated the refunds altogether, the revenue for this line item would be on budget. However, we want to discuss alternatives to the MCF refunds.

Scenario 1

Member purchases another property and qualifies for the MCF refund. The member originally bought in 2007 at \$1,032 and were charged the current rate of \$3,200. We would refund them their original investment of \$1,032 versus the current rate of \$3,200.

Using 2026 actuals, savings would be around \$30k through April.

Scenario 2

Member purchases another property and qualifies for the MCF refund. We would refund them 75% of the current rate of \$3,200 and retain 25% to cover the administrative costs associated with processing the refunds.

Using 2026 actuals, savings would be around \$28k.

Scenario 3

Member purchases another property and qualifies for the MCF refund. We would refund them 50% of the current rate of \$3,200 and retain 50% to cover the administrative costs associated with processing the refunds.

Using 2026 actuals, savings would be around \$55k.

MCF Refunds 2026

Scenarios

New Property		Refund \$	Initial Property		1	2	3
Refund #	Closing Date		Closing Date	MCF Originally Paid	MCF Difference	75% Refund	50% Refund
Refund1	12/2025	\$3,100.00	05/2023	\$2,900.00	\$200.00	\$775.00	\$1,550.00
Refund2	09/2025	\$3,100.00	12/2022	\$2,816.00	\$284.00	\$775.00	\$1,550.00
Refund3	10/2025	\$3,100.00	12/2007	\$1,032.00	\$2,068.00	\$775.00	\$1,550.00
Refund4	01/2026	\$3,200.00	07/2020	\$2,616.00	\$584.00	\$800.00	\$1,600.00
Refund5	03/2025	\$3,100.00	01/2013	\$2,260.00	\$840.00	\$775.00	\$1,550.00
Refund6	06/2025	\$3,100.00	04/2005	\$955.00	\$2,145.00	\$775.00	\$1,550.00
Refund7	04/2025	\$3,100.00	03/2024	\$3,000.00	\$100.00	\$775.00	\$1,550.00
Refund8	11/2025	\$3,100.00	02/2014	\$2,296.00	\$804.00	\$775.00	\$1,550.00
Refund9	01/2026	\$3,200.00	12/2019	\$2,427.00	\$773.00	\$800.00	\$1,600.00
Refund10	02/2026	\$3,200.00	01/2025	\$3,100.00	\$100.00	\$800.00	\$1,600.00
Refund11	09/2025	\$3,100.00	09/2021	\$2,543.00	\$557.00	\$775.00	\$1,550.00
Refund12	07/2025	\$3,100.00	05/2016	\$2,425.00	\$675.00	\$775.00	\$1,550.00
Refund13	11/2025	\$3,100.00	11/2021	\$2,716.00	\$384.00	\$775.00	\$1,550.00
Refund14	11/2025	\$3,100.00	02/2003	\$0.00	\$3,100.00	\$775.00	\$1,550.00
Refund15	02/2026	\$3,200.00	09/2019	\$2,616.00	\$584.00	\$800.00	\$1,600.00
Refund16	03/2026	\$3,200.00	07/2023	\$2,900.00	\$300.00	\$800.00	\$1,600.00
Refund17	03/2026	\$3,200.00	04/2021	\$2,716.00	\$484.00	\$800.00	\$1,600.00
Refund18	03/2025	\$3,100.00	11/2021	\$2,716.00	\$384.00	\$775.00	\$1,550.00
Refund19	03/2026	\$3,200.00	09/2024	\$3,000.00	\$200.00	\$800.00	\$1,600.00
Refund20	10/2025	\$3,100.00	02/2018	\$2,474.00	\$626.00	\$775.00	\$1,550.00
Refund21	12/2025	\$3,100.00	05/2016	\$2,425.00	\$675.00	\$775.00	\$1,550.00
Refund22	02/2026	\$3,200.00	07/2012	\$2,260.00	\$940.00	\$800.00	\$1,600.00
Refund23	11/2025	\$3,100.00	08/2019	\$2,616.00	\$484.00	\$775.00	\$1,550.00
Refund24	03/2026	\$3,200.00	01/2022	\$2,816.00	\$384.00	\$800.00	\$1,600.00
Refund25	11/2026	\$3,100.00	01/2018	\$2,474.00	\$626.00	\$775.00	\$1,550.00
Refund26	02/2026	\$3,200.00	02/2023	\$2,900.00	\$300.00	\$800.00	\$1,600.00
Refund27	03/2026	\$3,200.00	08/2023	\$2,900.00	\$300.00	\$800.00	\$1,600.00
Refund28	06/2025	\$3,100.00	10/2008	\$0.00	\$3,100.00	\$775.00	\$1,550.00
Refund29	03/2026	\$3,200.00	12/2019	\$2,616.00	\$584.00	\$800.00	\$1,600.00
Refund30	01/2026	\$3,200.00	04/2022	\$2,816.00	\$384.00	\$800.00	\$1,600.00
Refund31	02/2026	\$3,200.00	10/2017	\$2,474.00	\$726.00	\$800.00	\$1,600.00
Refund32	04/2026	\$3,200.00	04/2004	\$468.00	\$2,732.00	\$800.00	\$1,600.00
Refund33	02/2026	\$3,200.00	05/2000	\$0.00	\$3,200.00	\$800.00	\$1,600.00
Refund34	04/2026	\$3,200.00	07/2023	\$2,900.00	\$300.00	\$800.00	\$1,600.00
Refund35	03/2026	\$3,200.00	04/2021	\$2,716.00	\$484.00	\$800.00	\$1,600.00
Grand Totals		\$110,300.00		\$79,889.00	\$30,411.00	\$27,575.00	\$55,150.00