



MINUTES

Fiscal Affairs Committee

Tuesday, September 22, 2026

1:30pm – 3:00pm MST

West Center Room 2 / Zoom

Committee: Lanny Smith (Chair), Bob Fillion, Dale Howard, Bob Quast, Pat Reynolds, Priscilla Spurgeon, Barry Stock, Candy English (ex-officio), Scott Somers (CEO), Dave Dixon (CFO/Liaison)

Absent: Pat Reynolds

Board Attendees: Nellie Johnson, Chris McCrummen, Steve Reynolds, Jodie Walker

Visitors: 6

Agenda Topic

1. **Call to Order / Roll Call - Establish Quorum**
2. Approve or Amend Agenda
MOTION: Quast moved / Fillion seconded to approve the Agenda.
Passed: unanimous
3. **Approve Meeting Minutes:** September 15, 2026
MOTION: Stock moved / Quast seconded to approve September 15, 2026, Meeting Minutes as presented.
Passed: unanimous
4. **Chair Comments**
 - An updated budget had been sent before the meeting and posted on the web.
5. **Business**
 - A. Review 2027 Operating Budget and Fee Schedule
Scott Somers, CEO, reviewed the 2027 Operating Budget and Fee Schedule.
Highlights:
 - Home sales: not expected to improve this coming year.
 - Dues proposed: \$30 increase, from \$545 to \$575.
 - Member Change Fee (MCF) proposed: \$100 increase, from \$3200 to \$3300.
 - Transfer fee proposed: \$10 increase, from \$470 to \$480.

Code of Conduct: GVR encourages members to voice concerns and comments in a professional, business-like, and respectful manner.

- Tenant fee proposed: \$5 increase for all Tenant fees.
- Wages proposed: 2.5 percent aggregate wage increase for all employees which includes a 2 percent COLA and merit of up to 1 percent. For a total of a possible 3 percent.
- Employee benefits: 4.5 percent mid-year rate increase; budgeted through the end of May.
- Commercial Insurance proposed: 5 percent rate increase on July 1.
- Operating Revenue Budget proposed: 2027 - \$13,381,072
- Operating Expenses Budget proposed: 2027 - \$12,423,281

MOTION: Stock moved / Quast seconded to recommend approval of the proposed 2027 Operating Budget and Fee Schedule to go to the Board for approval.

Passed: unanimous

6. **Member Comments:** 2 comments

7. **Adjournment:**

MOTION: Quast moved / Fillion seconded to adjourn the meeting at 3:25pm.

Passed: unanimous

Next Meeting: Tuesday, September 29, 2026, 1:30-3:00pm, WC-Rm 2/Zoom