

GREEN VALLEY RECREATION, INC.
QUARTERLY MEMBERSHIP INFORMATIONAL MEETING

Thursday, December 7, 2006
East Center Auditorium
10:00am

PRESENT: J. Burt (President), B. Klein (Vice-President) A. Gillingham (Secretary), F. Kalis (Treasurer), G. Bonthron (Assistant Secretary), L. Lies, S. Riddle and J. Ziegler (Ex Officio)

ABSENT: L. Shipley, (Assistant Treasurer), A. Alfson, R. Konen, L. Lovat, C. Yarborough

STAFF: G. Bilbrey (Administrative Services), J. Reis (Project Supervisor)

VISITORS: 16

I. Welcome and Introductions

President J. Burt welcomed those in attendance.

II. Strategic Plan 2007 – 2012 “Draft”

Strategic Plan Subcommittee Chair Mac Gearhart gave a presentation on GVR’s Strategic Plan for 2007 – 2012. Gearhart gave special recognition to his committee members: Dave Burbank, Jon Otto, Leon Lies and Diane Ernest. A summary of Gearhart’s presentation includes the following:

- ▶ **Trends** – Growth is slowing, aging facilities, surrounding community growth, activities and interests of the members will change
- ▶ **Threats** – Escalating energy and construction costs, changing activity levels, land for growth
- ▶ **Potential Threats** – Economic downturn, incorporation, legal actions, environmental impact, vandalism & theft
- ▶ **Unknowns** – Members’ needs, non-users, community organization interaction, new resident attitudes, special recreation district
- ▶ **Goals**
 1. Provide the best possible recreation, social and leisure education opportunities for current and future members
 2. Be responsive to the members’ needs
 3. Protect GVR assets
- ▶ **Objectives**
 1. Understand the needs and desires of the members
 2. Provide quality recreational opportunities
 3. Provide and maintain quality recreational facilities
 4. Make communication within GVR more effective
 5. Communicate effectively beyond GVR and Green Valley
 6. Promote strong volunteer participation
 7. Proactively manage financial resources
 8. Maintain our staff performance at the highest quality level
 9. Enhance synergy with other community organizations
 10. Exploit technologies
 11. Promote health and safety

Gearhart asked the members in attendance for their input by completing the Input Form provided. He indicated that a final presentation will be given to the Board of Directors at their January Board Study Session.

Member Comments (Summarized)

- **Altie Metcalf** – She asked Gearhart if a copy of the full Strategic Plan would be available or if it would be on GVR’s website? He advised that the “draft” copy would be placed on the Website.

III. Canoa Ranch Recreation Center

Developer Committee Chair Stan Riddle gave a history on the Developer Member Agreement which was established in 1995 with GVR and Fairfield Homes/WLC Partnership. In 2003, the Developer Member Side Agreement was established to enable more involvement by GVR in the design and construction of the future facilities and the

establishment of an escrow account for all Initial Fees received from the sale of new homes by the Developers. The Developer provides all of the funds to build the facilities.

Riddle advised that the current site of the facility is located across from the Meritage Model Center at Canoa Ranch. The first phase of the project is approximately 14,200 square feet with a projected budget of \$3.8 million. At this time, approximately \$1,000,000 is in an escrow account from the sale of homes' Initial Fees at Canoa Ranch. GVR is currently waiting to receive a Letter of Credit or other form of financial commitment from Meritage Homes. However, Riddle has had conversations with Jeff Grobstein, President of Meritage Homes and has been advised that he continues to have conversations with Fairfield Homes on the funding of the facility. In the meantime, the lot split is on the Pima County Board of Supervisors' agenda for the December 12, 2006 meeting. Once the lot split is approved, and GVR receives the financial commitment, they can move forward and construction could start in early 2007 with a completion in approximately 10 months.

Member Comments (Summarized)

- **Sally Weitzel** asked what type of a timeline GVR will give Meritage before expecting a financial commitment. Riddle advised that Jeff Grobstein indicated he needed until December 15th so GVR will honor that request.
- **Teresa Foley** asked what kind of leverage GVR has with Fairfield & Meritage Homes to act on. Is it just bad press that Meritage should be concerned with? Riddle advised that GVR has an agreement with both Fairfield Homes and Meritage Homes and needs to be cognizant of their wishes. Riddle provided Foley with additional clarification on GVR's leverage with Fairfield & Meritage Homes by stating that he would give J. Grobstein the additional time before possibly going public with the unresponsiveness from Meritage Homes.

Las Campanas – Phase III

Riddle reiterated that both the Developer Member Agreement and Developer Member Side Agreement also apply to Las Campanas Phase III.

Riddle advised that once 850 homes were sold in Las Campanas, the final phase could be started. This number was achieved in May 2006. Riddle gave an update on the accounting process that has occurred at Las Campanas and the funds available to build the final phase.

At this time, approximately \$1,976,958 will be available to build an additional 10,000 square feet of space at Las Campanas. GVR is waiting for a financial commitment from Fairfield Homes/WLC Partnership but it is anticipated that construction could start in early to mid-2007.

Member Comments (Summarized)

- A GVR member stated that he has been a resident of Green Valley for six (6) years and believes the Board is doing a good job. However, due to the rising construction costs, he asked that the final phase at Las Campanas not be delayed any longer than necessary. He stated that the Baby Boomers have made a lot of changes but everyone should embrace change and not prevent it.

IV. 2007 Board Candidate Introductions

Nominations Committee Chair Leon Lies introduced the following individuals as the 2007 Candidates for the Board of Directors: Jim Burt, (incumbent), Chuck Catino, Teresa Foley, Marge Garneau (not in attendance), Altie Metcalf, Jim Molski, Eddie Peabody, and Joe Schechter.

V. General Comments (Summarized)

Teresa Foley stated that she is a Baby Boomer and considers Green Valley to be a very young and active community. GVR is a great organization and the Board is doing a good job.

VI. Adjournment

Meeting adjourned at 11:10am.

Approved by:

Jeff Ziegler, Executive Director

Date