



MINUTES

BOARD OF DIRECTORS MEETING

Wednesday, June 28, 2023, 2pm

West Center Auditorium / Zoom

Directors: Marge Garneau (President), Carol Crothers (Vice President), Bart Hillyer (Secretary), Jim Carden (Treasurer), Barbara Blake (Assistant Secretary), Laurel Dean (Assistant Treasurer), Nancy Austin, Kathi Bachelor, Ted Boyett, Beth Dingman, Steve Gilbert, Bev Lawless, Scott Somers (non-voting)

Director Absent: 0

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

Visitors: 45 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 Garneau called the meeting to order at 2:03pm MST. Secretary Hillyer called the roll; quorum established.

2. Amend/Adopt Agenda

MOTION: Director Boyett moved, Director Blake seconded to adopt the Agenda.

Passed: unanimous

3. President Report:

Reminder for the Board: The Board adopted a Credo last year which states the Board will listen with an open mind and a desire to understand different ideas and perspectives. In the Corporate Policy Manual (CPM) Part 2: 2.1.1.C - The Board is responsible for governing in a manner that emphasizes strategic leadership rather than administrative detail. It is to be proactive in its decision making and maintain a clear delineation between staff and Board roles. 2.1.1.C.6 - Focus on the intended long-term goals of the organization, not on the administrative and programmatic means of maintaining the goals. The Board's connection to the operation of the organization is through the CEO and all operational and departmental questions and issues shall be directed to the CEO. 2.1.1.C.8 - Value and honor differences and encourage diversity in viewpoints. Part of 2.1.1.C.9 - Individual Directors shall not undermine Board decisions.

4. CEO Report

- Desert Hills Fitness Center was delayed due to the HVAC system, but has now arrived and been installed. Final inspections will be by July 7 – 14. A week later there will be a ribbon cutting and grand opening.

GVR encourages the Board and members to voice concerns and comments in a professional, business-like, and respectful manner.

- Glass Arts space at Santa Rita Springs is moving forward with framework up; plumbing, mechanical, and electrical work continues; interior walls being painted; and the masonry work and the roofing for the covered exterior is near completion. This project is on schedule for completion in October.
- Del Sol Clubhouse has partitions installed in the upper floor restroom and final inspection is scheduled. Remodel work in the main room is almost completed. The construction documents for the lower area, billiards room, the upper floor game area, and the parking lot are being completed by engineers and consultants. Once documents are completed permitting will be done through Pima County. Once permitting is completed this will go out for bid.
- Canoa Hills Center is closed for the summer due to a major remodel. The pool deck is being resurfaced; demolition work in the lobby, restrooms and locker rooms has begun.
- East Center Pickleball Courts are closed for repairs and recoating until July 2.
- Desert Hills Tennis Courts are closed for repairs and recoating on July 12 and reopen on July 24.
- Woodshop 2023 Club funding request was completed, upgrade for woodshop vacuum system, and is waiting for club review.
- Del Sol Clubhouse will hold a soft opening on July 4 with a viewing of a baseball game at 11am on TV, sandwiches and bowls of snacks will be available.
- The Father's Day event on June 16 was attended by 122 people. Great positive feedback for this event. Next event like this will be at Las Campanas in September.
- Two trips to Rocky Point are planned for July and October. Both were sold out in days. There was an informational session held on these types of trips with 200 members attending. Another Rocky Point trip is scheduled for February during the time of the grey whale migration.
- Custodial update: experimenting with contracting out custodial with a private company for Las Campanas and East Center, and looking at Desert Hills and possibly Canoa Ranch. The initial assessment for contracting out custodial makes sense with a minimum savings of 10 percent. The product is better with cleaner results and less complaints. This pilot project will continue to be explored for now. If a decision has been made to fully outsource custodial, staff will recommend to the Board a contract for approval.

5. Member Comments: 0

6. Committee Reports

- Audit – Chair Austin did not have anything to report.
- Board Affairs – Chair Crothers' report was received and placed on file.
- Fiscal Affairs – Chair Cardin did not have anything to report.
- Investments – Chair Lawless did not have anything to report.
- Nominations & Elections – Chair Dingman's report was received and placed on file.
- Planning & Evaluation – Chair Bachelor's report was received and placed on file.

7. Consent Agenda

**MOTION: Director Bachelor moved, Director Boyett seconded to approve Consent Agenda.
Passed: unanimous**

- A. Minutes:
- 1) BOD Regular Meeting Minutes: May 24, 2023
 - 2) BOD Work Session Minutes: June 21, 2023

8. New Business

A. Approve Camera Survey Questions

MOTION: Director Gilbert moved, Director Bachelor seconded to accept the survey as presented by staff. After further discussion, Director Bachelor removed her second and Director Blake seconded the motion.

MOTION TO AMEND: Director Hillyer moved, Director Austin seconded to amend the survey with three parts: 1) Add two sentences to bottom of page 9 of the Meeting Book – “The Board rejected the \$153,000, 123-camera plan by a 7-5 vote in April 2023, with several Board Members expressing concerns about both the cost and the scope of the proposal. The Board also voted, 7-4, to ask GVR staff to survey GVR members on this issue.” 2) Move to add one option to the 4 options on page 10 – 5th option to say “cameras only at the entrance to the 12 ladies locker rooms at GVR.” And 3) Deletion of the word security in front of security cameras, as to Question two. Instead Question 2 should read: Do you support the installation of cameras.

Director Boyett asked the three-part amended motion from Bart be voted on separately. Director Hillyer (mover) and Director Austin (seconded) agreed to have it voted on separately.

VOTE Amendment 1 – Passed: 7 yes / 5 no (Bachelor, Boyett, Dingman, Gilbert, Lawless)

VOTE Amendment 2 – Failed: 6 yes / 6 no (Bachelor, Boyett, Dingman, Garneau, Gilbert, Lawless)

VOTE Amendment 3 – Passed: 7 yes / 5 no (Bachelor, Boyett, Dingman, Gilbert, Lawless)

MOTION TO AMEND: Director Lawless moved, Director Bachelor seconded to remove “one” in Question 3 and remove “only” in the questions.

Passed: 7 yes / 5 no (Austin, Cardin, Crothers, Dean, Hillyer)

MOTION TO AMEND: Director Crothers moved, Director Blake seconded to approve the last sentence on page 9 to state “Staff recommended the Board award this contract and approve up to \$200,000 for security cameras.”

Passed: 7 yes / 5 no (Bachelor, Boyett, Garneau, Gilbert, Lawless)

AMENDED MOTION PASSED: 7 yes / 5 no (Bachelor, Boyett, Dingman, Garneau, Lawless)

Amended Motion: Approve the motion as amended to direct the GVR staff to conduct a survey of the membership in July 2023, using the attached background information and questions staff provided included in the background, last paragraph include these two sentences: “the board rejected the \$153,000, 123-camera plan by a 7-5 vote in April 2023, with several Board Members expressing concerns about both the cost and the scope of the proposal. The Board also voted, 7-4, to ask GVR staff to survey GVR

members on this issue”; delete the word security from security camera in question 2; remove “one” from Question 3 and “only” from the questions to provide more options to choose; and on the background page add “approve up to \$200,000 for security cameras” at the end of the statement “Staff recommended the Board award this contract “up to \$200,000 for security cameras.”

B. SpringPointe Resolution for Voluntary Deed Request

MOTION: Director Gilbert moved, Director Lawless seconded to approve and sign the resolution drafted by the GVR attorney, to be added to the Corporate Boundary Document as Exhibit 41.

Passed: 7 yes / 5 no (Austin, Carden, Crothers, Dean, Hillyer)

C. Approve CPM Change Part 2 Section 2.3.1.D.2 Work Session

MOTION: Director Garneau moved, Director Austin seconded to change the work session to the second Wednesday, but not change the CPM since this statement covers the action: “The Work Session shall be held generally on the third Wednesday of the month unless agreed upon otherwise.”

Passed unanimous (Director Hillyer stepped away from the meeting)

D. Approve CPM Appendix Section 3: 1.3.5.B.1.e.1 Removal of East Center Pool

MOTION: Director Lawless moved, Director Blake seconded to remove the language in the CPM Appendix Section 3: 1.3.5.B.1.e.1) and leaving e. Maintenance Repair/Replace Reserve Fund and the Table.

Passed: unanimous (Director Hillyer stepped away from the meeting)

E. Discussion and Possible Action on All Options for West Center Improvements to Accommodate Lapidary/Woodshop/Artisan Expansion

MOTION: Director Garneau moved, Director Gilbert seconded to direct staff to work with the architect to explore all expansion possibilities at West Center to accommodate the expansion of Lapidary, Woodworking, and Artisans, with the understanding that the concept may include relocating the Billiards room at West Center.

Passed: unanimous

Member comments: 1

9. Adjournment

MOTION: Director Hillyer moved, Director Blake seconded to adjourn the meeting at 4:18pm.

Passed: unanimous