



## MINUTES

### BOARD OF DIRECTORS MEETING

Wednesday, April 24, 2024 - 2pm

West Center Auditorium / Zoom

**Directors:** Marge Garneau (President), Bart Hillyer (Vice President), Jim Carden (Secretary), Carol Crothers (Treasurer), Candy English (Assistant Secretary), Nellie Johnson (Assistant Treasurer), Nancy Austin, Kathi Bachelor, Barbara Blake, Beth Dingman, Bev Lawless, Joe Magliola, Scott Somers (non-voting)

**Staff Present:** Steve Kindred (Recreation Program Director), Steve Mendoza (Facilities Director), Nanci Moyo (Administrative Supervisor), David Webster (CFO), Natalie Whitman (COO), Kris Zubicki (Member Services Director)

**Visitors:** 22 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 2:02pm MST. Secretary Carden called the roll; quorum established.

#### 2. Amend/Adopt Agenda

**MOTION:** Director Bachelor moved, Director Crothers seconded to amend the Agenda to include Action Item F as Delete Canoa Hills gym conversion with the exception of the walking track from the Capital Budget.

**Passed:** unanimous

Director Dingman moved to amend the amendment by putting this discussion off for six months to one year.

**Failed:** Due to lack of a second

**MOTION:** Director Johnson moved, Director Carden seconded to add CEO's recommendation for the Board to consider Initiatives Budget Adjustments for the 2024 budget and put it as A in Action Items.

**Passed:** unanimous

**MOTION:** Director Crothers moved, Director Blake seconded to accept the agenda as revised.

**Passed:** unanimous

#### 3. President Report

- Thanked members for coming to the Board meeting to talk to the Board and see how the Board works.
- Thanked the Board Directors for the work they do.

#### 4. CEO Report

- Del Sol Clubhouse: the contractors are expected to be completed with construction around the first of June and the building will be open towards the end of June.
- Canoa Ranch: the pool deck resurfacing has been completed. The pool will reopen by the end of the week. This pool deck resurfacing will become the new standard for pool decks if this is successful.
- Metal Arts: Staff and Metal Arts Club have been working to find a permanent home for the Metal Arts Club. The next step for the project team will be to develop a scope of work to consult with a builder regarding plans and permits. A cost estimate will be developed and brought to the Board to consider a not-to-exceed amount from the Initiatives Fund. The space being considered is where the Glass Arts Kiln room was located – called the shotgun building. Metal Arts would keep the current space and expand into the new space.
- West Center Clubs project: Potential expansion of Lapidary, Artisan Shop, and Woodworkers Shop. There are two plans. Plan A is larger and more expensive, and Plan B is narrower in scope and doable financially. The plans and cost estimates are hoped to be ready to come before the Board at the May 8 Work Session.
- The Del Sol Clubhouse Café timing and expenditure of the \$50,000 for this space will be brought back to the Board if the Board chooses for further discussion or decision on a future agenda. The vendor option is still being pursued along with looking at vending machines.

## 5. Presentations

### A. Quarterly Financial Report

David Webster, CFO, reviewed the quarterly financial report with these highlights:

- The total revenue for GVR in the first quarter is behind by 0.2 percent. The details of the first quarter shows 17 percent behind revenue generated from home sales, but 44 percent increase in recreation programs (classes and events). There are expenses for the recreation programs that offset the revenue. Expenses overall were over by 5.2 percent. Personnel line item is slightly over budget due to custodial services being brought back inhouse.
- Non-reserve capital budget has a hold placed on it for the year, due to low home sales, and that is \$277,000 total project approval in the budget.
- Investments performance look good for the first quarter with gains.
- The largest Initiatives project is the Del Sol Clubhouse. The Security Cameras, also an Initiatives project, was budgeted for \$50,000 and closed at \$49,974 in the first quarter of 2024.

## 6. Committee Reports - Those committees who met reported and the reports are placed on file.

- Audit
- Board Affairs – No report
- Fiscal Affairs
- Investments
- Nominations & Elections – No report
- Planning & Evaluation

## 7. Consent Agenda

**MOTION: Director Hillyer moved, Director Crothers seconded to approve Consent Agenda with the removal of pulled minutes – 1,2, and 5.**

**Director Bachelor asked to pull Special Meeting March 20 and April 10 Work Session minutes for discussion.**

**Director Lawless asked to pull February 28 minutes for discussion.**

**Passed: unanimous**

A. Minutes:

~~1) BOD Regular Meeting Minutes: February 28, 2024~~

~~2) BOD Special Meeting Minutes: March 20, 2024~~

3) BOD Special Meeting Minutes: March 27, 2024

4) BOD Special Meeting Minutes: April 10, 2024

~~5) BOD Work Session Minutes: April 10, 2024~~

B. Financial Statements:

1) December 2023 – March 2024 Financials

## **8. Action Items**

A. Initiatives Budget Amendment

**MOTION: Director Dingman moved, Director English seconded to adjust the Initiatives Budget for 2024 as follows: remove projected \$50,000 income from prior year surplus transfer, remove \$180,000 costs for Canoa Hills gym conversion, and adding \$15,000 of costs for stage removal at Desert Hills. Resulting in a net reduction of the Initiatives Budget by \$115,000.**

**Passed: 11 yes / 1 no (Crothers)**

B. Acceptance of Draft Audit

**MOTION: Director Crothers moved, Director Bachelor seconded to accept the Draft 2023 Audit as presented.**

**Passed: unanimous**

C. Approval of Tentative Annual Calendar for Board Meetings

**MOTION: Director Crothers moved, Director Carden seconded to approve the Annual Meeting Schedule as presented to the Board.**

**MOTION TO AMEND: Director Hillyer moved, Director Carden seconded to amend the motion by removing July meetings from the calendar.**

**Passed: 11 yes / 1 no (Lawless)**

**Amended Motion Passed:**

**11 yes / 1 no (Lawless)**

***Amended Motion: Approve the Annual Meeting Schedule with the July meetings removed.***

D. Approve Desert Hills Locker Room Expansion

**MOTION: Director Carden moved, Director Dingman seconded to approve the Desert Hills locker room expansion as indicated and direct staff to move forward with developing construction documents, obtain permits, and go out for bids.**

**Passed: 11 yes / 1 no (Crothers)**

E. Approve Desert Hills Stage Removal in Auditorium

**MOTION: Director Dingman moved, Director Johnson seconded to approve staff pursuit of removal of the stage in the auditorium at Desert Hills by seeking bids per policy and awarding a contract not to exceed \$15,000 from the Initiatives Fund.**

**Passed: 11 yes / 1 no (Crothers)**

- F. Delete Conversion of Canoa Hills Gym, but keep the walking track.

**MOTION: Director Bachelor moved, Director Johnson seconded to delete the conversion of the Canoa Hills Gymnasium from the Capital Project list, but keep the walking track and not to conflict with current scheduled uses.**

**MOTION TO AMEND: Director Garneau moved, Director Carden seconded to amend the motion by taking out “not to conflict with current scheduled uses.”**

**Passed: 10 yes / 2 no (Bachelor, Dingman)**

**Amended Motion Passed: 11 yes / 1 no (Bachelor)**

***Amended Motion: Delete the conversion of the Canoa Hills Gymnasium from the Capital Project list, but keep the walking track.***

- G. Minutes pulled from Consent Agenda: Regular Meeting February 28, 2024, March 20 Special Meeting and April 10 Work Session

**MOTION: Director Lawless moved, Director Johnson seconded to amend the February 28 minutes Section 5 Committee Reports to read “All reports received and placed on file and the Del Sol Committee Report will be filed on the GVR Website under Governance/Documents/Other Documents.”**

**Failed: 3 yes (Bachelor, Johnson, Lawless) / 8 no**

**MOTION: Director Hillyer moved, Director Crothers seconded to accept the February 28, 2024, minutes.**

**Passed: 8 yes / 3 no (Bachelor, Johnson, Lawless)**

The motion on resolving the tie vote in the minutes of the Special Meeting of March 20, 2024, will be reviewed by staff and brought back at the Regular Meeting of the Board in May.

Discussion was held on the minutes from the Work Session on April 10, 2024, regarding whether the \$90,000 to enhance ventilation in the kiln room was part of the \$445,665 estimate for the Desert Hills locker room expansion.

**MOTION: Director Bachelor moved, Director Johnson seconded to take out “for the kiln room” on the last page of the minutes and the last bullet from the minutes of April 10, 2024, Work Session.**

**Passed: unanimous**

9. **Member Comments** – There were no member comments.

10. **Adjournment**

**MOTION: Director Hillyer moved, Director Johnson seconded to adjourn the meeting at 4:41pm.**

**Passed: unanimous**