



## MINUTES

### BOARD OF DIRECTORS WORK SESSION

Wednesday, August 14, 2024, 2pm

WC Room 2 / Zoom

**Directors Present:** 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:** Nanci Moyo (Administrative Supervisor), Natalie Whitman (COO)

**Visitors:** 16

### AGENDA TOPIC

#### 1. Call to Order / Roll Call

Work Session Called to Order at 2:01pm by President Garneau. Secretary Carden called the roll.

#### 2. Amend / Approve Agenda

**MOTION: Director Hillyer moved, Director Carden seconded to approve the Agenda.**

**Passed: unanimous**

#### 3. Discuss Expansion of West Center Clubs

CEO Somers shared three clubs were invited to the Board Work Session to talk about each club's needs for expanding the foot print at West Center. Depending on the scope of the expansion this project will have to go to the membership for a vote due to the bylaw requirement when a threshold is reached of 12 percent of audited revenue from the previous year.

##### A. Woodshop

Highlights of presentation and discussion:

- Woodshop Club has 500+ members and continues to grow.
- Lacks space for all the different projects that are made at the woodshop.
- Preference is to expand east of the Woodshop vs. south. To expand south would change all the present ADA access and the building would not be as safe and efficient.
- Building out to the east would add 2,100 square feet to the existing 6,600 square feet.
- Current space limits growth of the club.
- Woodshop Club can contribute ten percent of the cost of the additional building and be used for mostly internal structure.
- 28 classes per year are held for the members of the club.

##### B. Lapidary

- Lapidary Club currently has 272 members.

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

- Lapidary has 17 classes in the GVR Fall catalog. All the teachers of lapidary are volunteers. Holding classes helps grow the club.
- The Lapidary Club has \$126,000 set aside for the expansion and when the expansion moves forward they will do more fundraising. This money would be used toward interior needs.
- Currently Lapidary is spread between West Center, Desert Hills and East Center. The work space in all the facilities is tight and the equipment is noisy. Classes cannot be held when club members are working on projects.
- Club members that are monitors at the sites are able to sell their work in the shop, with a commission going back to the club.

### **C. Artisans**

- Space constraints keeps the Artisans Club at 60 members. More space would help the club expand its member list.
- Public safety and ADA compliance are the key priorities for expansion of the space. This would include a second door for easier evacuation in case of an emergency.
- There is a need for more display cases, wall space, racks for clothing. Having more cash registers would help for quicker sale processes.
- Designated space for special events and classes could be utilized in the expansion. Currently limited storage space.
- Designated space for members to drop off their items for sale away from customers.
- Improved signage would help draw in more customers.
- The Club is able to contribute for the expansion and can hold fundraisers moving forward.

#### Further discussion by the Board:

- Consideration of whether this could be two projects vs. one project. The woodshop project can be done at a different time as one project, and possibly combine Lapidary and the Artisan's Shop as one project.
- Could lose economy of scale if the projects are not combined. This could be reviewed by an architect to understand the cost and procedure. There needs to be an understanding of permitting from the County on the Woodshop building out east and not south.
- Consensus of the Board is to move billiards to Del Sol Clubhouse to free up space for Artisan's Shop.
- There is interest in having the membership vote on the West Center Club expansion as a single project.
- Concern for keeping as one project and having a membership vote delays these projects. Possibly break the projects into two or three projects to get them done in a timely manner.
- Board consensus was to first pursue County permitting for the Woodshop building east into the parking lot to know if that is feasible.

### **4. Discuss Del Sol Clubhouse Allowing Dogs**

Discussion regarding allowing dogs at Del Sol Clubhouse:

- First question: Does the Board want to relax the CPM and allow dogs on one specific property.

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- Proposed: allow dogs on the front patio leashed and with an owner, but no dogs on the back patio.
- Operations will handle how to accommodate dogs if the Board changes the policy in the CPM.
- Consensus from the Board is to bring this back at the October Work Session.

### **Adjournment**

**MOTION: Director Hillyer moved, Director Johnson seconded to Adjourn the meeting at 3:52pm.**

**Passed: unanimous**