



## MINUTES

### BOARD OF DIRECTORS MEETING

Wednesday, August 28, 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:** Nanci Moyo (Administrative Supervisor), David Webster (CFO)

**Visitors:** 14 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 2:00pm MST. Secretary Carden called the roll; quorum established.

#### 2. Amend/Adopt Agenda

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

**Passed: unanimous**

#### 3. President Report

- Thanked members for attending the meeting.
- GVR is always looking for Board Directors to run in the 2025 elections and Committee members to participate on committees.
- Thanked CEO Scott Somers and staff for the work they are doing for GVR.
- Del Sol Clubhouse is open. It is GVR's first total social center. The vendor for the café is in process and more information will come soon.
- More information will be provided about the Desert Hills pool during the CEO Report.

#### 4. CEO Report

##### A. CEO Monthly Report

- Desert Hills: Aqua Design International was hired to study all pools, focusing on the equipment. They found that the Desert Hills pool's auto-fill valve was running continuously, suggesting a major leak. However, staff performed additional tests that did not confirm a leak. Further assessments of the infrastructure will continue.
- Del Sol Clubhouse Café: Negotiations are ongoing with a potential tenant/vendor. Legal counsel has reviewed the draft lease agreement and approved it. The lease will now be sent to the tenant/vendor for their review.
- Budget: Staff is finalizing a balanced budget proposal for 2025. This proposal will be presented at the Fiscal Affairs Committee (FAC) meetings on September 17 (operations and fees) and September 24 (Capital Budget funding). A meeting with the Planning & Evaluation Committee will be held on Thursday to develop a

recommended 5-year Capital Plan, which will be presented to the Board during the October 9 Work Session.

- Pool Maintenance: During the transition with GVR pool staff, pool maintenance was outsourced, but the bid from the company was higher than expected. It was determined that in-house staff can handle the maintenance at a lower cost. New leadership and aquatics staff, qualified to manage basic maintenance and monitor for issues, have been hired.

## 5. Presentations:

### A. Quarterly Financial Report - Second Quarter

- Revenue: Effective through July 31, 2024. 3.2 percent under budget driven by home sales being 20.7 percent under. Recreation is 45.1 percent over budget, but there are dollar costs associated on the expense side.
- Expense: 2.8 percent over budget. The program line item is 49.6 percent over budget. Due to outsourcing the personnel is a little over budget.
- Surplus summary: \$59,000 deficit before the pencils were sharpened and staff was able to get the deficit to zero.
- Statement of Financial Position: compares years – 2024 and 2023 – 3 percent operating cash is down. Designated investment has declined by 2 percent due to many projects happening.
- Investment: all positive returns and line up or exceed benchmarks. Investment Committee looks at this thoroughly.
- Capital Projects: Del Sol Clubhouse renovation is getting ready to formally close out the books. This project came in under budget.
- Initiatives Budget: There will be a new version of this budget. There is no steam room at this point scheduled for Desert Hills.

## 6. Committee Reports – All committee reports verbally provided and placed on file.

### A. Audit

**MOTION: Director Garneau moved, Director Carden seconded to approve 990 Form.  
Passed: unanimous**

### B. Board Affairs

### C. Fiscal Affairs

### D. Investments

### E. Nominations & Elections

### F. Planning & Evaluation

## 7. Consent Agenda

**MOTION: Director Carden moved, Director Austin seconded to approve Consent Agenda.**

**Passed: unanimous**

### A. Minutes:

- BOD Regular Meeting Minutes: June 26, 2024
- BOD Work Session Minutes: August 14, 2024

### B. Financial Statements:

- July Financials

## 8. Action Items

### A. Approval of Release of Funds for Del Sol Clubhouse

**MOTION: Director Carden moved, Director Blake seconded to approve the release of \$50,000 in budgeted funds for Del Sol Clubhouse food and beverage equipment, electrical and plumbing improvements, and misc.**

**Passed: unanimous**

- B. Approval of Use of MRR-B Funds Regarding Desert Hills Pool Project

**MOTION: Director Garneau moved, Director Johnson seconded to approve use of MRR-B funds for additional research into the potential failure and end of life of the Desert Hills pool as well as potential design plans and member outreach.**

**Passed: unanimous**

- C. Ad Hoc Committee Regarding GVR Foundation – Task and Complete Date

**MOTION: Director Johnson moved, Director Carden seconded to approve the duties and responsibilities for the completion of an Joint Ad-Hoc Committee with the GVR Board and the GVR Foundation to explore its relationship with each other, appoint Bart Hillyer as Chair with Carol Crothers and Nellie Johnson as other representatives and GVR Foundation will appoint a chair and three other on the committee, with a deadline completion of the Joint Committee of October 2024 with each Chair providing an informational report provided to each Board at its monthly meeting.**

**MOTION TO AMEND: Director Hillyer moved, Director Blake seconded to amend to remove joint and keep as a GVR Ad-Hoc committee of 3.**

**Passed: 9 yes / 3 no (Bachelor, Johnson, Lawless)**

**AMENDED MOTION PASSED: 9 yes/ 3 no (Bachelor, Dingman, Lawless)**

***Amended Motion: Approve the duties and responsibilities for the completion of an Ad-Hoc Committee of three with the GVR Board and the GVR Foundation to explore its relationship with each other, appoint Bart Hillyer as Chair with Carol Crothers and Nellie Johnson as other representatives.***

- D. Ad Hoc Committee Regarding CEO Evaluation Process – Task and Completion Date

**MOTION: Director Johnson moved, Director Blake seconded to approve the duties and responsibilities regarding the development of an assessment tool for the CEO evaluation process, along with a deadline for its completion at the November Board of Directors Regular meeting, and Bart Hillyer as the Chair of an Ad-Hoc Committee.**

**Passed: 9 yes / 3 no (Bachelor, Dingman, Lawless)**

**MOTION TO AMEND: Director Bachelor moved, Director Johnson to amend the motion to include a consultant for the Ad-Hoc Committee CEO Evaluation Process.**

**Failed: 5 yes (Bachelor, Dingman, English, Johnson, Lawless) / 7 no**

- E. Amend CPM to Allow Charging a Convenience Fee

**MOTION: Director Johnson moved, Director Bachelor seconded to amend the CPM in Part 1 1.1.8 Member Payment Transactions to include “such as Credit card transaction/service fees.” The revised section 1.1.8 will now read: Member payment transactions, such as Credit card transaction/service fees, are subject to a processing fee.**

**Passed: unanimous**

9. Member Comments - (Limited to two (2) minutes) No comments

## 10. Adjournment

**MOTION: Director Hillyer moved, Director Magliola seconded to adjourn the meeting at 4:05pm.**

**Passed: unanimous**