



## MINUTES

### BOARD OF DIRECTORS WORK SESSION

Wednesday, February 19, 2025, 2pm

WC Auditorium / Zoom

**Directors Present:** Bart Hillyer (Vice President), Jim Carden (Secretary), Nellie Johnson (Treasurer), Candy English (Assistant Secretary), Kathi Bachelor (Assistant Treasurer), Nancy Austin, Dave Barker, Beth Dingman, Bev Lawless, Joe Magliola, Scott Somers (non-voting)

**Absent Directors:** Barbara Blake, Marge Garneau

**Staff Present:** Nanci Moyo (Administrative Supervisor), David Webster (CFO)

**Visitors:** 10

#### AGENDA TOPIC

**1. Call to Order / Roll Call**

Work Session Called to Order at 2:00pm by Vice President Hillyer. Secretary Carden called the roll.

**2. Amend / Approve Agenda**

**MOTION:** Director Carden moved, Director Magliola seconded to approve the Agenda as presented.

**Passed:** unanimous

**3. Discussion on CPM Changes to MRR-A 110 Percent Policy**

Discussion was held regarding the proposed change recommended by the Fiscal Affairs Committee (FAC) to amend the Corporate Policy Manual (CPM) to add the wording “all components combined.” Part 5 Section 5.3.3.D of the CPM would read: The CEO and, in the absence of the CEO, the CEO’s designee or CFO are authorized to commit up to 110 percent of the Fully Funded Balance of all components combined for the current fiscal year in the current Annual Reserve Study. Board approval is required before committing more than 110 percent.

Board consensus was to move it forward to the Regular Meeting and put on the Consent Agenda.

**4. Discussion on CPM Changes to MRR-A & B 25/70 Policy**

A PowerPoint was presented on the MRR-A & B policies with these highlights:

- The MRR-A covers repairing and replacing existing equipment and facilities; excluded replace of pools/spas. The MRR-B is the policy regarding replacing pools/spas.
- Browning consultants continue as contractor for MRR-A with a onsite review in July 2025.
- Modify the CPM language to establish the same reserve range for each Reserve by changing MRR-A from 85 percent to “on or about 70 percent of fully funded balance; establish a minimum desired funding level of “on or about 25 percent of the cost of

replacement; and maintain current budget contribution in the CY 2025 and three year forecast.

Consensus of the Board was to bring this recommendation to the Regular meeting of the Board for approval.

#### **5. Review Draft of 2025 Annual Workplan**

CEO Somers reviewed the draft 2025 Workplan with the Board. Discussion was held and these changes were made to bring to the Board for approval at the next Regular Board meeting:

- Under 5.2.1 continue providing a monthly report in the Meeting Book to the Board.
- In 2026 the new Strategic Plan will need developed for 2027 – 2031 and the process needs to start in March. A bullet will be added under Administration/CEO 5.2.1 stating “Process for completion regarding Strategic Plan and preparation.”
- 2.2.3 add “Share all results with the Board of Directors.”
- 5.6.1 add GVR Foundation.
- Add to Boards and Committees to review committee structure and determine any Bylaw changes if necessary. Put this under 5.2.3.
- 3.4.3 stated targeting Voluntary Deed Restricted properties to become members. It was moved to a different location under Finance 4.1.1.
- Under Facilities Department 1.1.1 include a report will be provided to the Board of the ADA audit once completed.
- 1.1.5 the energy audit and the lighting audit in regards to the dark sky project and comply.
- Under Facilities 1.2.3 add vending machine and consider peak season vs. low season.
- Under Finance add 1.1.4 and 4.2.1 to acknowledge the Browning onsite review for 2025.
- Human Resources 3.2.1 Volunteer program was discussed and will remain on the Workplan for now.

#### **6. Member Comments - 0**

#### **Adjournment**

**MOTION: Director Hillyer moved, Director Magliola seconded to adjourned the meeting at 3:44pm.**