



MINUTES

BOARD OF DIRECTORS MEETING

Wednesday, February 26, 2025 - 2pm

West Center Auditorium / Zoom

Directors: Marge Garneau (President), Bart Hillyer (Vice President), Jim Carden (Secretary), Nellie Johnson (Treasurer), Candy English (Assistant Secretary), Kathi Bachelor (Assistant Treasurer), Nancy Austin, Dave Barker, Barbara Blake, Beth Dingman, Bev Lawless, Joe Magliola (2:34pm), Scott Somers (non-voting)

Staff Present: Steve Kindred (Recreation Program Director), Nanci Moyo via Zoom (Administrative Supervisor), David Webster (CFO), Natalie Whitman (COO)

Visitors: 24

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 2pm MST. Secretary Carden called the roll; quorum established.

2. Amend/Adopt Agenda

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

Passed: unanimous

3. President Report

- Winding down this year Board year.
- Accomplishments include: renovating Canoa Hills, finished the fitness center at Desert Hills, Glass Arts at Santa Rita Springs, the Artisan Shop expansion contract approval is on the Agenda for this meeting, changes for the Corporate Policy Manual (CPM), and Bylaw changes.
- Thanked members for writing to the Board over the last year with concerns.
- Thanked the CEO Scott Somers and his staff for all their support.

4. CEO Report

A. CEO Monthly Report

- Artisan Shop expansion contract approval is on the Agenda for today.
- Lapidary expansion project is at 30 percent design completion. This project is moving forward.
- Metal Shop expansion project had bids come in higher than budgeted. After talks with the Metal Shop and architects the scope of work is being refined to lower the bids. Recommendations will come before the Board at the April Regular meeting.
- The home sales have been positive for the first two months of 2025. The initiatives fund is tighter due to the low house sales in 2024. This will delay the West Center lobby project to make sure the funds are available for the Metal Arts project.

- Desert Hills locker room will be remodeled in conjunction with expanding and improving the Ceramics kiln room. The floor joist needs to be shored up for the kilns. The locker room and kiln project should have bids back by March 14 and will bring the contract approval before the Board in April.
- Desert Hills pool equipment upgrade will happen without having to replace the pool. Upgrades will be to the mechanical room, plumbing, and filters.
- Another project that is being considered this year is new pickleball courts at the Pickleball Center or Canoa Ranch. The Pickleball Club is doing fundraisers for this project.

5. Presentations

A. GVR Foundation Award of Member Assistance Program Funds to GVR

David Webster, CFO, explained the MAP Program including these highlights:

- 141 applications for MAP were received this year.
- Members applying for MAP received one of the following: 50 percent award, 75 percent, with the majority receiving 100 percent award.
- The amount designated does depend on the money that is received for the MAP program.

Beverly Tobiason, Chair for the GVR Foundation, presented GVR with a check for \$25,000.

President Garneau thanked the Foundation for contributing to the MAP fund.

6. Committee Reports – All reports have been placed on file.

- Audit
- Board Affairs
- Fiscal Affairs
- Investments
- Nominations & Elections
- Planning & Evaluation

7. Consent Agenda

MOTION: Director Bachelor moved, Director Lawless seconded to approve Consent Agenda.

Passed: unanimous

A. Minutes:

- 1) BOD Regular Meeting Minutes: January 22, 2025
- 2) BOD Work Session Minutes: February 19, 2025

B. Financial Statements:

- 1) January Financials

C. Business:

- 1) Amend CPM on MRR-A 110 Percent Rule
- 2) Approval of 2025 Annual Workplan

8. Action Items

A. Award Contract for Artisan Shop Improvements

MOTION: Director Bachelor moved, Director Blake seconded to award a contract for the Artisan Shop expansion project to Building Excellence in an amount not to exceed \$31,515.

Passed: unanimous

- B. Approve Request for Non-Member Attendance for Pickleball Tournament
MOTION: Director Johnson moved, Director English seconded to authorize the GVR Pickleball Club to allow non-competing non-GVR members to attend their March 15 – 16 fundraising competition with appropriate guest fees which will be relayed to GVR.
Passed: unanimous
- C. Amend the CPM sections pertaining to Maintenance Repair and Replacement parts A&B as drafted AND approve contracting with Browning to complete the CY 2025 Reserve Study – onsite required in CY 22025
MOTION: Director Johnson moved, Director Bachelor seconded to approve the FAC recommendation to maintain the MRR-A and MRR-B as separate reserves with Browning as the contractor for MRR-A Reserve and for Browning to complete an onsite CY 2025 Reserve Study. Staff will complete a Reserve Report for MRR-B annually and post on the website. Second part of Motion is to amend the CPM Part 5 Fiscal/Accounting sections pertaining to Maintenance Repair and Replacement parts A (5.3.3) & B (5.3.4) with a change to B by striking Study and replace with “Report completed by staff”, as drafted.
Passed: unanimous
- D. Amend CPM Procurement Policy
MOTION: Director Johnson moved, Director Blake seconded to adopt a FAC recommendation to amend the Corporate Policy Manual Reserve and Procurement Policies.
Passed: unanimous
- E. Amend CPM Changes to Part 1: 1.2.6.A-E Use of GVR Facilities
MOTION: Director Bachelor moved, Director Carden seconded to amend sections of the CPM associated with Use of GVR Facilities and Rental Fees as presented.
Passed: unanimous

Note: The CPM used for the attachment was from an older, not up-to-date CPM, which still had old information regarding the Smoking and Vaping section. The current CPM has been updated to include the new language for the Smoking and Vaping section.

9. Member Comments - 3

10. Adjournment

- MOTION: Director Hillyer moved, Director Carden seconded to adjourn the meeting at 3:59pm.**
Passed: unanimous