



MINUTES

BOARD OF DIRECTORS MEETING

Wednesday, March 19, 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, Scott Somers (non-voting)

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

Visitors: 15

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 2:01pm MST. Secretary Carden called the roll; quorum established.

2. Amend/Adopt Agenda

MOTION: Director Blake moved, Director English seconded to adopt the Agenda as presented.

Passed: unanimous

3. President Report

- Thanked Director English for chairing the Nominations and Elections Committee.
- Thanked all of the staff for the whole year of support and help to the Board of Directors.
- Thanked staff for the new report regarding the Capital Improvement Projects (CIP). Gives clarity to what is happening, when, and completion time.

4. CEO Report

- Thanked the Board for the great year and that it has been good working together.
- Election update: Votes are tied to properties. There were 12,672 eligible properties with one vote per property. Out of the 12,672 eligible properties, 3,248 eligible properties voted which is 25.6 percent voting.
- Lapidary Club at the West Center is at 30 percent of design for expansion.
- The Artisan Shop will begin construction with the contract signed with Building Excellence.
- West Center Membership expansion in the Lobby area has been put on hold to allow for funds for the Metal Arts project.
- Metal Arts project will include some value engineering with the successful bidder to bring the cost down, but may not get down to anticipated bid. This is the reason to put the West Center Lobby on hold.
- The Desert Hills Locker Room and Kiln Room bids are due next Friday.
- Desert Hill pool and equipment is being finalized for upgrades at a reasonable cost.

- East Center gas manifold project is also on hold due to cost. The Project Management Team is working on bringing these costs down.
- Pickleball Club expansion fundraiser was successful. The fundraiser will go toward making improvements at the pickleball courts with potential court expansions, and other amenities. Concept drawings are being put together by the architect.

5. Presentations:

A. Thank you to Outgoing Directors

- President Garneau thanked and presented a gift to the outgoing Directors: Nancy Austin, Jim Carden, Beth Dingman, Joe Magliola, and Carol Crothers (who retired earlier from the Board).

6. Committee Reports – Received Committee Year-End Reports from each committee.

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

7. Consent Agenda

MOTION: Director Johnson moved, Director Blake seconded to approve Consent Agenda.

Passed: unanimous

A. Minutes:

- BOD Regular Meeting Minutes: February 26, 2025

B. Financial Statements:

- February Financials

8. Action Items

A. Fiscal Affairs Committee Recommendation to Amend Bylaws for Check Signing Amount

MOTION: Director Johnson moved, Director Bachelor seconded to create a ballot measure for the 2026 election that asks the members to amend Article VII, Section 4 of the GVR Bylaws to require that checks greater than \$10,000 be signed by (1) one officer and the Chief Executive Officers (CEO).

Passed: unanimous

B. Amendment to San Ignacio Villas HOA – CC&R: Article VIII, Section 8.10

MOTION: Director Johnson moved, Director Lawless seconded to approve an amendment to the Covenants, Conditions, and Restrictions (CC&Rs) requested by San Ignacio Villas HOA, and authorize the CEO to sign the amendment.

Passed: 11 yes / 1 no (Hillyer)

9. Member Comments –

10. Adjournment

MOTION: Director Hillyer moved, Director English seconded to adjourn the meeting at 2:38pm.

Passed: unanimous