



**A regular meeting of the GREEN VALLEY RECREATION, INC. BOARD OF DIRECTORS was held on Tuesday, September 29, 2015 – 1:30pm at Las Campanas. The President being in the chair and the Secretary being present.**

**Directors Present:** Joe Gunton (President), Barb Mauser (Secretary), John Hadley (Treasurer), Vicky Mournian (Assistant Treasurer), Richard Kidwell (Assistant Secretary), John Arnold, Kathy Palese, Ron Sills, Leslie Shipley, Tony Zabicki, Kent Blumenthal (non-voting)

**Directors Absent:** Gunnar Bonthron

**Staff:** Jim Conroy (COO), Cheryl Moose (CFO), Guy Sundvik (Facilities Director), Jen Morningstar (Executive Office Manager), Kate McCormick (Executive Assistant), Sherri Cadeaux (Marketing & Communications Specialist)

**Visitors:** 23

**I. Call to order / quorum/ approval of agenda**

President Gunton called the meeting to order at 1:30pm  
Roll call by Blumenthal; Quorum established

**MOTION: Mournian / Seconded.** Approve agenda as presented.  
**Passed: unanimous.**

**II. President's Comments:**

- A. President Gunton spoke about civility.
- B. President Gunton addressed the actions and an altercation between one director and another member. There was an executive session and an appeals board process which followed the CPM to decide disciplinary actions.
- C. Gunton addressed a committee meeting that failed to make it onto the calendar.

**III. CEO Report:**

- A. Blumenthal highlighted next steps to roll out boundary expansion.
- B. GVR & Casa Community Services were awarded a grant of \$53,500 from Freeport McMoRan for support and daycare services for GVR members.
- C. New outdoor concert series this fall
- D. Summer facility maintenance is winding down

**IV. Consent Calendar:**

**MOTION: Shipley / Seconded.** Approve Consent Calendar, as presented:

- August 25, 2015 Meeting Minutes
- Financial Documents – August 2015

**Passed: unanimous.**

V. **Committee Reports:**

A. **Fiscal Affairs**

- i. **Investment Sub-Committee Update**  
Director Hadley gave an update on the sub-committee's work to date. The sub-committee has brought in seven financial organizations to hear what they might do for GVR. The seven will be narrowed down to three, the sub-committee will then visit those firms offices. The committee will draft an investment policy.
- ii. **Reserve Study Sub-Committee Update**  
The sub-committee has had contact with six firms. They've sent requests for proposal to all six firms. The sub-committee will establish a selection process and hope to take a recommendation to the Board of Directors at the October meeting.

B. **Nominations & Elections**

- i. **Successor Director Update**  
Mournian announced the committee had interviewed four candidates for successor director position to be voted upon later on the agenda.
- ii. **Candidate Recruitment / 2016 Board Election Update**  
The committee has scheduled two "candidate coffees"  
10/21 9:30am EC Lounge  
11/9 2:00pm DH Auditorium  
Next N&E meeting 10/14 at Canoa Hills

C. **Planning & Evaluation**

- i. **Abrego North Pool/Spa Update**  
Member Forum hosted by GVR and WSM Architectural Firm at East Center was attended by nearly 100 people. WSM presented two options for the Abrego North pool. The committee waited for cost estimates, which arrived last week. The committee considered three options: same pool (\$335,000), bigger (L shaped) pool (\$450,000), condemn pool (demolition costs in the tens of thousands of dollars).  
Committee supported the larger pool. The committee recommended GVR ask the adjoining HOA to sign over a parcel of land adjacent to the pool for GVR to build parking places. The next step is to work out a few of the details, forward to Fiscal Affairs and have the Directors make a decision at the October meeting.  
Blumenthal recommended the board, committees and membership schedule a briefing (by WSM) in the very near future.

VI. **GVR Foundation Update**

- i. **2015 Annual Campaign**  
GVRF President Anne Waisman updated Directors on the progress of GVRF annual campaign to begin this fall.
- ii. **Senior Games**  
**Motion: Hadley/ Seconded.** I move GVR transfer responsibility for the annual Senior Games from Green Valley Recreation, Inc. to the GVR Foundation, effective January 1, 2016, including associated FY 2016 operating budget revenue and expense projections.  
**Passed: unanimous**
- iii. **Casa Community Services grant**  
President Waisman also

VII. **Unfinished Business:**

None

**VIII. New Business:**

**A. Successor Director (18 month term through March 2017)**

The directors voted by secret ballot for Jim Nelson to become the successor director, fulfilling the term vacated by Tom Kennel

**B. Transfer Fee**

**MOTION: Hadley / Seconded.**

Re-assert the GVR Transfer Fee policy as originally intended for “the processing of the transfer of a membership upon the sale of a membership property,” and implement the policy according to the following guidelines:

1. Permit for the purchase of GVR Member primary residences only;
2. Provide GVR Members 12-months by which to complete transaction of transferring a GVR membership to a newly purchased GVR membership property from the sale of a membership property;
3. Upon written request from a GVR Member, the Chief Executive Officer (CEO) is authorized to extend the transaction period for transferring a GVR membership to a newly purchased GVR membership property from the sale of a membership property.
4. GVR shall collect payment-in-full of New Member Capital Fees for the purchase of GVR member properties by GVR Members that are not intended as the purchaser’s primary residence.  
If a GVR member has not completed the transaction of selling their original membership property at the time they purchase another GVR property, GVR shall collect payment-in-full of a New Member Capital Fee. If at the time of sale of the original membership property (if within 12 months [or longer if extended by the CEO]), GVR shall refund the New Member Capital Fee less any appropriate Transfer Fee that would have been due.
5. The aforementioned re-stated Transfer Fee policy and implementation guidelines shall take effect on January 1, 2016.

**C. Proposed 2016 Budget**

**REVENUE:**

Annual Dues (including Life Care) \$475 dues  
Initial & New Member Capital fees: \$2425  
Transfer Fee: \$350  
Other fees: NO CHANGE

**EXPENSES:**

2% wage increase for staff  
Employee training and education  
Webmaster position  
Critical maintenance items  
Balance due WSM  
Capital Replacement Reserves

**CAPITAL BUDGET**

\$90,000 upgrade card reader access system  
\$353,916 Facilities  
Total capital budget \$817,420

**BUDGET SUMMARY**

Balanced Budget

**MOTION: Hadley / Seconded.** Accept 2016 Capital and Operations Budget as presented  
**Passed: unanimous**

- D. Election of Vice-President  
By secret ballot, the directors Nominated  
Tony Zabicki – 5 – will run  
John Arnold – 1 – will not run  
Barb Mauser – 1 – will run  
Richard Kidwell – 1 – will run  
Leslie Shipley – 1 – will run  
Abstain – 2

After one vote, Tony Zabicki will serve as vice-president  
Zabicki – 6  
Mauser – 2  
Shipley – 2  
Abstain – 1

- E. Nominee: Board Affairs Chairperson  
**MOTION: Gunton / Seconded.** Appoint Zabicki as Board Affairs Chair  
**Passed: 10 / 0 / 1 Abstain (Zabicki)**

- F. Nominee: Audit Committee Chairperson  
**MOTION: Gunton / Seconded.** Appoint Richard Hill as Audit Committee Chair  
**Passed: unanimous**

- G. Accesso Wellness Tour – Potential GVR Title Sponsorship  
Blumenthal highlighted Wellness Tour as we know it. Directors did not vote, but encouraged Blumenthal to pursue collaboration with Accesso and bring results to a future meeting.

**IX. Member Comments: 2**

- X. **Adjourn to Executive Session:**  
**MOTION: Kidwell/Seconded.** Adjourn to Executive Session  
**Passed: unanimous**

- XI. **Adjournment:**  
**MOTION: Mournian/Seconded.** Adjourn Executive Session, Open in Regular Session and Adjourn Regular Session  
**Passed: unanimous**

  
Barbara Mauser  
Secretary

10/29/15  
Date

  
Jen Morningstar  
Manager, Executive Office

10/29/15  
Date