



**Statement of CEO Kent J. Blumenthal
Regarding Abrego North Center**

**GVR Board of Directors Meeting
November 9, 2015**

1. Reinstating a neighborhood pool at Abrego North I is not in the best long-term interests of GVR. If the Corporation had an opportunity to build a neighborhood pool from scratch today, in all likelihood it would not choose to do so.
2. GVR ought to invest in facilities and assets that expand recreational opportunities and serves as many members as possible.
3. GVR has invested in a Strategic Master Planning Initiative. A major theme of the initiative is to tie together in a single vision the recreational opportunities and assets for our valued members. Abrego North provides the Corporation with an opportunity to put this vision into practice and maximize use of available space and recreational activities.
4. Research and census data report that America is on the cusp of significant numbers of Baby Boomer retirements of people who are healthier and more active than their preceding generation. We expect to be able to attract these individuals to Green Valley and GVR.
5. GVR has an once-in-a-lifetime opportunity to maximize member use and access to Abrego North pool. The life of this pool will extend beyond our own, possibly for 50 years.
6. GVR is presently virtually landlocked, other than perhaps at the GVR Canoa Ranch Center, where expansion of the Center was contemplated even before its first phase came on-line. Abrego North offers GVR an opportunity to expand and enhance recreational programs and services for members without the need to procure additional land.

7. Experts who toured the Abrego North site when architectural firms were applying to lead GVR's Strategic Master Planning Initiative commented that repair/replacement of Abrego North pool\spa might cost \$1 million just for the existing pool. The WSM Architects estimate of \$464,600 for an expanded and enhanced recreational asset is less than half the initial estimated amount.
8. There is no consideration by the Board of staff to either raising annual dues or implementing a special member assessment in order to pay for reinstating an enhanced pool\spa at Abrego North.
9. GVR has reputational risk in deciding the future of the pool\spa at Abrego North. In 2014, the Board of Directors was asked whether or not they agreed with striving to make "GVR the destination of choice in the U.S. for active adults and retirees." The board unanimously endorsed this vision for GVR. Reinstating and enhancing the Abrego North pool\spa allows GVR to remain faithful to this vision for the Corporation.