



A regular meeting of the GREEN VALLEY RECREATION, INC. BOARD OF DIRECTORS held Tuesday, August 29, 2017 at West Center, the President being in the chair and the Secretary being present.

**Directors Present:** Jim Nelson (President), Kathy Palese (Vice President), Lance Heise (Secretary), Bob Allen (Treasurer), Donna Coon (Assistant Secretary), Roger Myers (Assistant Treasurer), Carol Crothers, Don Lathrop, David Messick, Denise Nichols, Kent Blumenthal (CEO)

**Directors Absent:** Tom Sadowski, Tim Stewart

**Staff:** Jim Conroy (COO), Cheryl Moose (CFO), Jen Morningstar (Executive Office Manager), David Jund (Facilities Director), Nat Whitman (Communications Specialist), Karen Miars (Administrative Assistant), Randy Cheatham (IT Director), Conal Ward, Melanie Stephenson, Aaron Young, Dan Freeman, Jesse King, Wayne Barnett, Kate McCormick, Shelly Freeman

**Visitors:** 19

**I. Call to Order / Establish Quorum**

President Nelson called the meeting to order at 1:34pm MST.  
Roll call by CEO Blumenthal; Quorum established.

**II. Adopt Agenda**

**MOTION: Palese / Seconded. Adopt Agenda**  
**Passed: unanimous**

**III. Consent Calendar**

**MOTION: Palese / Seconded. Remove July 2017 Financial Statements from Consent Calendar, and Approve Consent Calendar as amended.**  
**Passed: unanimous**

**IV. President's Comments**

GVR's vision statement '*To be the preeminent destination of choice for active adults and retirees*' apparently has been an alarming thought for some members. It's easy for some of our members to find comfort wanting to retain Green Valley as the community it was when they moved here years ago. And now Green Valley is recognized nationally as being the most popular place to retire for 2017.

It's almost surprising how difficult change seems to come to some members. I feel like in their minds, these members understand that change is a major key to growth, but fight it nonetheless. You would think we would be used to change, that we'd embrace and enjoy it. We should, but we don't. It's not an easy task, but if you start to make yourself more flexible with our current situation and lifestyle, it becomes a lot easier.

One day I was at Posada Java enjoying a Latté and a person introduced themselves to me, having recognized me as a GVR Board member. We engaged in conversation and at one point he said he initially was opposed to our vision statement: being a *preeminent destination*. However, he admitted he opened himself to new experiences and ideas, which allowed him to see that this vision is key for the future of Green Valley. Mayberry RFD is in the past. He said sitting here today, I couldn't be happier about the future of Green Valley being the top place to retire.

So, I ask members who are skeptical of living in the nation's best place to retire; a preeminent destination...don't be afraid to move out of your comfort zone and open a new door. Don't get too comfortable in your current state. Allow change to have its effect.

It may be scary not knowing what lies ahead, but a lot of the time what comes after the fog is a whole lot of sunshine.

## V. CEO Report

I would like to take a few minutes to acknowledge and recognize our friends in Texas impacted by hurricane Harvey. At the request of my colleague Boyd Faulkner, staff has taken the lead to learn how we may help. We will coordinate with World Care to act as donation drop-off locations for donations, and are in the process of coordinating with the Red Cross to schedule a blood-drive at GVR in the near future. We will keep you posted as our efforts progress.

## VI. New Business

### A. Nominations & Elections Recommendation for 2018 Election

**MOTION: Heise / Seconded. GVR utilize electronic balloting and continue to utilize services of vendor vote-now.com in 2018**

**Passed: unanimous**

### B. Pilot Program Recommendation Dance & Social Clubs / Guests

**MOTION: Palese / Seconded. GVR Board of Directors authorize the implementation of a policy that will allow Social Clubs, Dance Clubs and other clubs, recommended by the Board Affairs Committee and approved by the Board of Directors, to have non-GVR members attend their events.**

**Non-GVR members attending will pay a \$4.00 guest fee per person per event; and must sign a waiver. The club will remit the \$4.00 fee and a record of attendance to GVR club liaison for deposit in GVR account.**

**The Board Approved Clubs will have the opportunity to apply for a waiver of fees annually. Each year, the Board Affairs committee will review applications to determine if the fees are a hardship to the club requesting the waiver. Board Affairs Committee will review the application and make a recommendation to the Board of Directors. The club will be notified of the Board's decision.**

**Amend Motion: Coon / Seconded. Name the policy "Non-GVR Club Participant Policy"**

**Passed: unanimous**

**Amended Motion Passed: unanimous**

C. LifeCare Users

**MOTION: Palese / Seconded. Allow Life Care Users to continue to be involved with GVR clubs and committees, and to purchase guest cards by updating the Corporate Policy Manual as follows:**

**Section 2 – MEMBERSHIP**

**Subsection 2. GENERAL**

**B. Guest Policy**

1. **Guest privileges are intended for temporary visitors of a Regular Member, Assigned Member, Tenant or Life Care User of GVR and who live outside a twenty (20) mile radius of established GVR boundaries. In general, guest cards are provided for visitors who are staying in a GVR household with the member or who are staying in a local commercial hotel as a guest of the member.**

**C. Life Care Privilege**

6. **Along with the following limitations, Life Care Users are subject to the same rules and regulations as all GVR Members.**
7. **Life Care Users are subject to the following:**
  - a) **May not serve on the Board of Directors**
  - b) **May not vote for any governance issues.**
  - c) **Life Care Users may purchase guest cards following the same guidelines established for guests of any GVR Member.**

**Passed: unanimous**

D. Guest Card Task Force Recommendation

**MOTION: Heise / Seconded.**

**Recommendations: Amend the CPM as follows:**

**REPLACE ALL CURRENT TEXT**

**Section II – Membership**

**Subsection 2. General, B. Guest Policy**

**...WITH THE FOLLOWING TEXT**

**Section II – Membership**

**Subsection 2. General, B. Guest Policy**

1. **Guest privileges are intended for temporary visitors of a Regular Member, Assigned Member or Tenant, or Life Care User of GVR and who live outside a twenty (20) mile radius of established GVR Boundaries. In general, guest cards are provided for visitors who are staying in a GVR household with the member or who are staying in a local commercial hotel as a guest of the member.**
2. **Anyone residing a non-GVR property within the jurisdiction of the corporation is not an eligible guest.**

3. **GVR Members may purchase an Annual Guest Card for a fee determined by the Board of Directors. GVR members may also purchase a second daily guest cards for an additional fee. Limit 2 one (1) Annual Guest Cards per household. The Annual Guest Card allows for an unlimited number of guests and guest visits. Daily Guest passes allow for unlimited number of guests on specific days only.**
4. **GVR Members who own more than one GVR property may purchase an Annual Guest Card(s) only for the property in which they reside.**
5. **No more than two one (1) Annual Guest Card may be purchased by an individual (s) owning GVR properties regardless of the number of properties owned.**
6. **Annual Guest Cards may not be purchased for properties which are tenant occupied. Tenants may purchase Daily Guest passes for a fee determined by the Board of Directors.**
7. **Annual Guest Cards are valid through the end of the calendar year (December 31). Annual Guest Card fees are not prorated.**
8. **Adult guests 18 years of age and older are required to have a valid guest card when visiting GVR facilities. Multiple guests visiting the same facility may use one their Annual Guest Card.**
9. **Guests under the age of 18 do not require guest cards and must be accompanied by a GVR-issued card-carrying adult.**
10. **Replacement of a lost or damaged Annual Guest Card s must be obtained at a GVR Member Services office. The fee for replacement cards is determined by the Board of Directors. Lost cards will be deactivated to prevent future use of the card. Damaged cards must be returned to a GVR Member Services office before a replacement card will be issued.**
11. **To accommodate members who have few guests within a year, a one day pass, per guest may be purchased for a fee determined by the Board of Directors. Day passes are limited to 14 days per guest per visit.**
12. **Tenants are not eligible to purchase Annual Guest Cards. Tenants with guests may purchase a day pass for each guest over the age of 18.**
13. **Guest cards are required for all general facility use and club activities. However, guest cards are not required for ticketed GVR events where guests pay a higher ticket price than the member price.**
14. **At management's discretion, guest usage of GVR facilities may be limited to non-primetime hours. Signage will be added to all facility gates reminding individuals that each person must swipe (or 'tap' for proximity cards) a GVR-issued ID Card. In addition, members and guests who abuse GVR ID card privileges may be subject to sanctions and penalties up to and including fines and/or loss of privileges, as determined by the Board of Directors. Rules governing board-authorized sanctions and penalties will be publicized to the general membership.**
15. **GVR stopped issuing Annual Guest Cards on a complimentary basis to new Single Member Households on March 1, 2016. Annual Guest cards offered on a complimentary basis to Single Member Households prior to March 1, 2016 (whereby the GVR member property remains a single member household) will continue to be issued,**

provided that the affected GVR Member formally requests a Single Member Annual Guest Card each year. The formal request may be made any time during a calendar year and for each subsequent calendar year. Failure to request a card during a calendar year will result in forfeiture of the Single Member Annual Guest Card privilege for the GVR member. Cards are specific to a GVR member property and are not transferable to a new owner of the property.

16. Life Care Privilege - Life Care Users may purchase Annual Guest Cards and Daily Guest Passes following the same guidelines established for guests of any GVR Member.

#### **Additional Recommendations**

1. It is recommended that Annual Guest Card fees be set at \$60 per year, per card, effective FY 2018 (sales revenue for FY 2018 is forecast for all guest cards at \$75,000)
2. Daily guest fees remain at \$5 per day for FY 2018.
3. Establish a “proximity” daily guest card at a cost of \$7 per card that may be reused by the cardholder year-in and year-out (used like a debit card).
4. GVR will eliminate availability of a second guest card
5. GVR Board of Directors consider the new guest card policy and associated fees in 2018 with a mid-term review. Board approved modifications to the policy may be implemented in FY 2019.

**Amend Motion Crothers /No Second. Scratch item 15:**

**Motion did not carry.**

**Passed: 9 yes / 1 abstain (Crothers)**

#### **E. Planning & Evaluation Committee Recommendations**

1. Pickleball & Parks

**MOTION: Lathrop / Seconded. Authorize the CEO to hire a consultant to determine development costs associated with prospective land parcels identified for the GVR Pickleball and Park Center funded by the Initiatives Reserve Fund, the cost not to exceed \$10,000.**

**MOTION TO AMEND: Myers / Seconded. Remove funded by the Initiatives Reserve Fund and replace with the funding source(s) to be determined by the Fiscal Affairs Committee.**

**Amendment Passed: unanimous**

*Amended motion: Authorize the CEO to hire a consultant to determine development costs associated with prospective land parcels identified for the GVR Pickleball and Park Center. Cost not to exceed \$10,000. Funding source to be determined by the Fiscal Affairs Committee.*

**Motion Passed: unanimous**

2. Reserve Study Presentation

**MOTION: Lathrop / Seconded. Develop an educational training PowerPoint and/or video presentation about Reserve Studies, not to exceed \$2,500, and completed by January 1, 2018, with funding sources determined by Fiscal Affairs Committee.**

**Accomplishing the following objectives:**

- 1. Provides an overview of why Reserve Studies are important;**
- 2. Explains how Reserve Studies work and why they are important to GVR Facilities Maintenance;**
- 3. Describe GVR's Reserve Study and its relationship to GVR's three reserve funds (e.g., Maintenance Repair & Replacement Reserve, Initiatives Reserve and Emergency Reserve);**
- 4. Include how GVR has implemented Reserve Study to include how they are funded, and how it appears in GVR financial reports. Further, refer this to the P&E Budget Liaison Subcommittee for an action plan to be completed no later than September 21, 2017.**

**Passed: unanimous**

3. Adopt Three Year Capital Projects Plan

**MOTION: Lathrop / Seconded. Authorize the P&E Committee to provide to the Board of Directors a three (3) year Capital Project Plan that is based on recommendations and information offered by the 2016 WSM 10-year strategic plan with analysis, engineering and design of projects within the 3-Year Capital Project Plan. Funding source(s) to be determined by the Fiscal Affairs Committee.**

**Passed: unanimous**

F. Member Comments at Board Meetings

**MOTION: Nelson / Seconded. Experiment for two to three months with comment cards at Board of Directors meetings**

**Passed: unanimous**

G. July 2017 Financial Statements

**MOTION: Palese / Seconded. Accept July 2017 Financial Documents**

**Passed: unanimous**

**VII. Committee Reports**

**A. Board Affairs – Director Palese had no report**

**B. Fiscal Affairs – Director Allen reported progress of Fiscal Affairs Committee**

**C. Nominations & Elections – Director Heise reported the progress of N&E Committee**

**D. Planning & Evaluation – Director Lathrop had no report**

**E. Investment Ad-Hoc – Director Myers had no report**

**F. Blue Ribbon Committee Task Force – President Nelson gave a report on the progress of BRC.**

**VIII. Member Comments: 10**

**IX. Adjournment**

**MOTION: Myers / Seconded Meeting Adjourned at 3:39pm MST.**

**Passed: unanimous**



Donna Coon      9-27-17  
Donna Coon                      Date  
Assistant Secretary

Jen Morningstar                      \_\_\_\_\_  
Jen Morningstar                      Date  
Manager, Executive Office