





A regular meeting of the GREEN VALLEY RECREATION, INC. BOARD OF DIRECTORS held Tuesday, February 27, 2018 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, Tom Sadowski, Tim Stewart, Kent Blumenthal (CEO)

**Staff:** Cheryl Moose (CFO), David Jund (Facilities Director), Jen Morningstar (Executive Office Manager), Karen Miars (Administrative Assistant)

**Visitors:**

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

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

**II. Adopt Agenda**

**MOTION: / Seconded. Adopt Agenda as amended.**  
**Passed: unanimous**

**III. Consent Calendar**

**MOTION: / Seconded. Approve Consent Calendar as presented.**  
**Passed: unanimous**

**IV. President's Comments**

Picasso said it best: "If there were only one truth, you couldn't paint a hundred canvases on the same theme." So it seems with Green Valley News editor, Dan Shearer, who promotes his 'truths' in hyperbolic fashion. This past year for GVR—a train wreck, REALLY? The vast majority of GVR members and Board Directors beg to differ. Let's take a closer look. With GVR's leadership and community engagement, Green Valley was recognized as a top retirement community in 2017 (Forbes.com; Topretirements.com). Additional homeowners voluntarily opt-in to GVR each year, with 31 homes becoming GVR member properties in 2017 alone. We added a Tuesday Farmer's Market at West Center, and made significant progress toward installing solar panels at 10 GVR sites over the next year for energy conservation and to save thousands of dollars a year in expense reductions. GVR was recognized for its excellence in programs and services by the Arizona Parks and Recreation Association, receiving the 2017 "Active Adult 50+ Program" Award. Last May, we partnered with the Green Valley Council and Green Valley/Sahuarita Chamber of Commerce, county officials and others to further economic well-being of our community with a Joint Resolution, "Partnership for an Envisioned Future." With extensive member input, GVR's volunteer leaders honed the 2016 Long-range Facilities Plan into a conceptual 3-5 Year Strategic Facilities Plan. We commissioned a comprehensive survey of member needs, wants, interests and values, with every member having an opportunity to participate (results will be presented at our 2018 Annual Membership Meeting). For the first time in 2017, GVR successfully incorporated reserve study components into its facilities repair and maintenance activities. Thanks to volunteer leaders, a compelling investment portfolio is established for reserve accounts. Hardly a train wreck. But let's look at specific examples cited by Mr. Shearer.

GVR has a well-deserved reputation for solid administrative and financial management evidenced by the fact that County Administrator Chuck Huckelberry reached out to GVR to assist the Community Performance and Arts Center and maximize use of this county-owned facility and classrooms formerly managed by Pima Community College. In a March 7, 2017 letter to GVR CEO Dr. Kent Blumenthal, County Administrator Huckelberry wrote, "...It is unfortunate that GVR has been drawn into the CPAC controversy. The media reports fail to indicate that our initial involvement with GVR was for the purpose of having your Facilities staff maintain our facility."

At the Green Valley Council's Board of Representatives on February 15, Mr. Huckelberry said that conversion of the closed Canoa Hills golf course into a County-owned open space park is close to becoming a reality. Mr. Huckelberry had originally accepted a staff recommendation not to accept the donation of the closed golf course, but the GVR Board and CEO persuaded him to change his mind. GVR's collaborative relationship with GVC led to a community-based task force for the initiative. With 77% of all Green Valley residents being GVR members, additional parkland is important.

Using the word 'debacle' to describe GVR's "December election" (actually, it was nominations, not elections) is disingenuous. GVR followed its Bylaws correctly. Bylaws stipulate that Board applicants be "selected" by a nominating committee. The Bylaws allows non-selected applicants to be added to the ballot via a petition process.

Criticizing GVR's Board for considering the Esperanza Property for a future Pickleball Center omits the fact that conducting public forums was a Board requirement for considering the property. GVR negotiated a 45-day contingency period to hold public forums and conduct due diligence. The Esperanza Property met all requirements for a 24-court Pickleball Center attested to by architects, engineers, and Pima County. The Board remains committed to finding a workable solution that addresses the increasing demand for more pickleball courts.

GVR must consider the varied needs and interests of more than 23,000 members. Lumping together all GVR members into one "membership" basket doesn't work. Missteps? I think not. "Steps forward" is a more appropriate description.

## V. **CEO Report**

Your GVR staff has been quite busy since our last Board meeting.

- We have negotiated offers to purchase property for Pickleball Center.
- Launched 2018 election ballots.
- Held a public forum on a potential site for a GVR Pickleball Center.
- Worked with the National Research Center in Boulder Colorado and GVR's Blue Ribbon Committee towards completion of the 2018 GVR comprehensive membership survey.
- Had GVR's independent outside CPA auditor review our books on the 2017 budget and undertake a review of internal controls.
- Worked with our partner the GVR Foundation to enhance and fine-tune RetireArizona.org, Green Valley's community-based website.
- Met with some GVR club officials to consider options for much needed designated space.
- Met with Browning Reserve Group owner, Bob Browning to consider proper application of the GVR Reserve Study reports.
- Planned Member Forums to introduce candidates in the 2018 election and answer questions about the proposed Restatement of GVR Bylaws.

- Conducted numerous performing arts events including hosting the Tucson Symphony Orchestra at GVR West Center.
- Have planned for an exceptional second annual Southern Arizona CultureFest event at West Center this Saturday, March 3, from 10am-5pm.
- GVR's Board has encouraged me to have more "Conversations with Kent" about a variety of topics of importance to GVR members. I'm sure they did not intend for me to just talk to myself. I'm planning another "Conversation with Kent" about nothing less than GVR/Member Communications. I want to have this event during GVR's peak season, and have selected Tuesday, March 13 from 9:30-11am at East Center Auditorium. Look for more information and an announcement about this soon!
- Lastly, back to the 2018 Southern Arizona CultureFest. We have several fantastic performances, including a Drumming Circle with Native American Tony Redhouse, the renowned Nogales High School Mariachi Band, Jarabe Mexicano, Nolic Dancers of Tohono O'odham, and other performers. The event is a fundraiser for the GVR Foundation and the Greater Green Valley Community Foundation. 2018 Southern Arizona CultureFest will feature 60 vendors with more than 20 sponsors. Tickets for adults are only \$10/each! The event starts at 10 AM on Saturday, with a Blessing by Tony Redhouse. I hope to see you there!

**VI. New Business**

**A. Recommendation: Lighting Pickleball Courts #1 #2 and #3 at East Center**

**MOTION: Nelson / Seconded. Provide court lighting in FY 2018 at GVR East Center Pickleball Courts #1, #2, #3; further:**

1. Funding for the East Center court lighting and associated engineering and design work shall not exceed \$90,000; and
2. Monies to pay for the East Center lighting of courts #1-#2-#3 shall be from reallocated monies within the Board-approved, FY 2018 budget for non-reserve capital projects.

**Passed: unanimous**

**B. Recommendation: Initiatives Reserve Funding Mechanism**

**MOTION: Allen / Seconded. Each Quarter, GVR shall fund the Initiatives Reserve Fund according to the following formula:**

1. For each home sold with a New Member Capital Fee, twenty (20) percent of the fee, rounded up to the next \$5 and
2. For each home sold with an Initial Fee, twenty-five (25) percent of this fee rounded up to the next \$5 will be transferred to the Initiatives Fund.

**At the end of each fiscal year, the Board of Directors shall determine the amount, if any, to contribute over and above the aforementioned funding from excess Revenue-Over-Expenses plus Depreciation Expense less Reserve Contributions to the Maintenance, Repair and Replacement Reserve Fund, and amend the CPM as described on the following page.**

**AMEND MOTION: Lathrop / Seconded. Begin Motion with Beginning Fiscal Year 2019**

**Passed: unanimous**

**MOTION Passed: unanimous**

**C. Recommendation: Philanthropic Naming Opportunities Policy**

**MOTION: Palese / Seconded. Accept Philanthropic Naming Opportunities Policy/Guidelines for naming in recognition of financial gifts, the donor will be expected to provide all or a substantial part of the cost of the entity. "Substantial" is deemed to mean either a significant majority of the cost (25%) or a contribution which, while not being a significant majority, would not have been available from another source or was in some way integral to project completion. A guide for naming may be based on**

cost of area per square foot with appropriate adjustments based on visibility of space to be named and other considerations. Naming of programs, funds and services for individual donor gifts may be made when a substantial gift is received for such purpose. A substantial gift generally is deemed a gift that provides an endowment necessary to support a specific program, fund or service.

Donors may be individuals, families, organizations, foundations or corporations.

In establishing objectives for a fundraising campaign, GVR Foundation, in consultation with the Green Valley Recreation, Inc. (GVR) Board, will establish a schedule of naming opportunities and the level of donation required for each. The Foundation will consult with the GVR Board to advise whether the gift levels are appropriate and consistent with other similar campaigns.

#### General Provisions

1. No naming will be approved or (once approved) sustained that will call into serious question the public respect of Green Valley Recreation.
2. Names of facilities or areas should lend prestige to GVR. The credentials, character and reputation of each individual, organization or corporation for whom the naming rights are being considered shall be carefully scrutinized and evaluated. Nominations submitted for consideration must be accompanied by supporting documentation.
3. When a building or significant area is named, GVR will continue to use the name so long as the building or area remains in use and serves its original function. When the use has changed such that it must be demolished, substantially renovated or rebuilt, GVR may retain the use of the name, name another comparable room or facility or discontinue the use of the name.
4. It is the responsibility of the Foundation negotiating on behalf of GVR to advise potential benefactors that their gift may be recognized by naming, subject to approvals and decisions consistent with this policy.
5. It is also recognized that the Foundation, in developing and executing a campaign, may rely on plaques, a donor wall (monument), pavers, benches, etc. to encourage and recognize a variety of donors.

#### Approvals

1. All proposals for naming will be forwarded to the GVR Board, who shall make a determination whether the proposed naming conforms to this policy, is otherwise appropriate, and is of sufficient merit.
2. The GVR Board will consider for approval the naming of buildings, substantial areas or significant landscape features. The Board will also approve the schedule of naming opportunities and the level of donation required for each upon the launching of a capital campaign on campus. Similarly, the GVR Board will consider for approval the naming of programs, funds and services in recognition of substantial financial support.

AMEND MOTION: Myers / Seconded. Remove sentence: A substantial gift generally is deemed a gift that provides an endowment necessary to support a specific program, fund or service.

Passed: unanimous

MOTION: Passed unanimous.

**D. Recommendation: Governing Documents Legal Audit – Phase III**

**MOTION: / Seconded. Complete governing documents legal audit with a goal of updating the Corporate Policy Manual accordingly. Further, continue governing documents legal audit subcommittee as presently constituted through the completion of said task.**

**AMEND MOTION: Myers / Seconded. *Delete:* Further, continue governing documents legal audit subcommittee as presently constituted through the completion of said task.**

**Amendment Passed: 7 yes / 5 no (Allen, Heise, Nelson, Nichols, Palese)**

**SECOND AMENDMENT: Nelson / Seconded. Further, continue governing documents legal audit subcommittee and augment as presently constituted.**

**Amendment Failed: 5 yes (Coon, Messick, Nelson, Nichols, Palese) / 7 no**

**Amended Motion Passed: unanimous**

**Amended Motion: Complete governing documents legal audit with a goal of updating the Corporate Policy Manual accordingly.**

**MOTION: Lathrop / Seconded. Recess and convene in Executive Session for a legal matter.**

**Passed: unanimous**

**MOTION: Nelson / Seconded. Reconvene meeting in regular session.**

**Passed: unanimous**

**MOTION: Myers / Seconded. Convene as committee of the whole.**

**Passed: unanimous**

Nelson relinquished the chair to Kathy Palese. Palese announced the Board voted in Executive Session to purchase property on Camino de la Canoa for construction of a 24 court Pickleball and park complex and opened the meeting up to member comments.

Member comments on the subject: 22

**MOTION: Stewart / Seconded. Adjourn committee of the whole and reconvene in regular session.**

**Passed: unanimous**

**MOTION: Palese / Seconded. Agree to purchase property referred to as the Canoa property, for the purpose of constructing not less than 24 court GVR Pickleball and park complex, with a 30 day period to conduct due diligence for an amount not to exceed \$125,000 that includes funds to conduct the due diligence, to be funded by initiative fund. Further, the Board of Directors acknowledges that exterior lighting will never be a possibility.**

**Passed: unanimous**

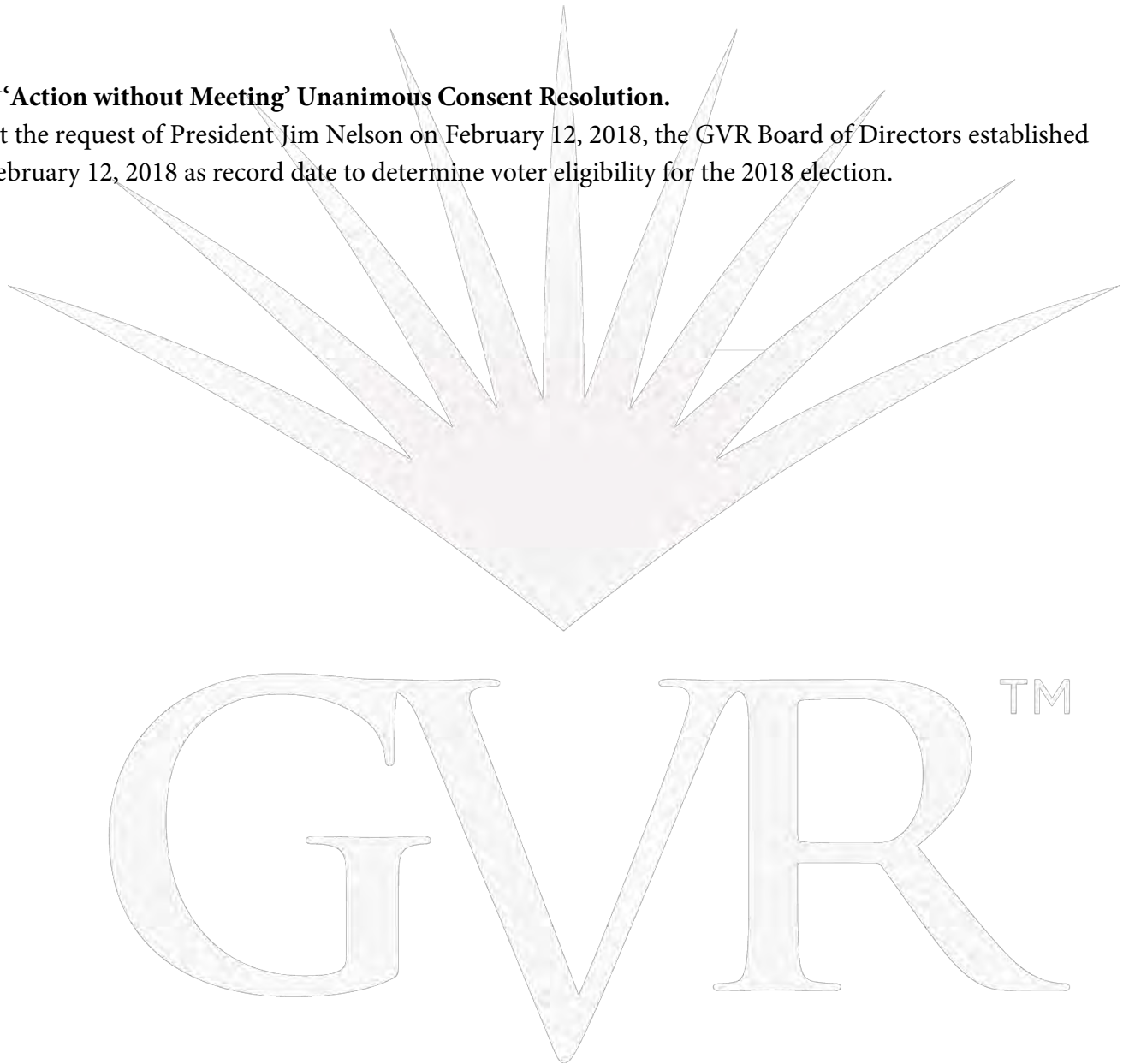
**VII. Committee Reports**

- A. Nominations & Elections** – Director Heise reported the 2018 election is underway, results will be reported at the Annual Meeting on March 29
- B. Blue Ribbon** – Carol Lambert reported preliminary results are in for the member survey, results will be reported at the Annual Meeting on March 29
- C. Board Affairs** – no report
- D. Fiscal Affairs** – no report
- E. Planning & Evaluation** – Director Lathrop reported 2019 club request documentation has been delivered to club presidents
- F. Investments** – no report

- VIII. **GVR Foundation Report** Foundation President Blaine Nisson reported on the happenings of the GVR Foundation.
- IX. **Member Comments: 44**
- X. **Adjournment**  
**MOTION: Palese / Seconded. Meeting Adjourned at 4:40pm MST.**  
**Passed: unanimous**

**\*\*‘Action without Meeting’ Unanimous Consent Resolution.**

At the request of President Jim Nelson on February 12, 2018, the GVR Board of Directors established February 12, 2018 as record date to determine voter eligibility for the 2018 election.



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Donna Coon  
Secretary

Date

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Jen Morningstar  
Manager, Executive Office

Date



A special meeting of the GREEN VALLEY RECREATION, INC. BOARD OF DIRECTORS held Friday, March 9, 2018 at West Center, the President being in the chair and the Assistant Secretary being present.

**Directors Present:** Jim Nelson (President), Kathy Palese (Vice President), Bob Allen (Treasurer), Donna Coon (Assistant Secretary), Roger Myers (Assistant Treasurer), Carol Crothers, David Messick, Tom Sadowski, Tim Stewart, Kent Blumenthal (CEO)

**Directors Absent:** Denise Nichols, Don Lathrop

**Staff:** Cheryl Moose (CFO), David Jund (Facilities Director), Jen Morningstar (Executive Office Manager), Karen Miars (Administrative Assistant), Miles Waterbury (Communications Specialist)

**Visitors:** 87

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

President Nelson called the meeting to order at 2:33 pm MST.  
Roll call by Blumenthal; Quorum established.

**II. Adopt Agenda**

**MOTION: Nelson / Seconded. Adopt Agenda as presented.**  
**Passed: 9 yes / 1 abstain (Stewart)**

**III. New Business**

**A. SUCCESSOR DIRECTOR to fill Lance Heise's unexpired term**

**MOTION: Allen / Seconded. N&E Recommends the Board of Directors conduct an election to select a successor director to fill the unexpired term in accordance with GVR Bylaws. Further, in accordance with the Corporate Policy Manual, the Nominations & Election Committee will "recruit individuals from among regular members in good standing to serve as a Successor Director, and will present a slate of candidates to the Board of Directors" at the next meeting of the Board on March 22, 2018.**

**MOTION TO AMEND: Crothers / Seconded. Board of Directors delay decision to elect a successor director until after 2018 election, then select candidate with fifth highest number of votes as successor director serving for Lance Heise's unexpired term.**  
**Passed: 6 yes / 2 no (Nelson, Palese) / 1 abstain (Messick)**

**MOTION: Stewart / Seconded. Table until a later date.**  
**FAILED: 4 yes (Coon, Crothers, Messick, Stewart) / 5 no**

**AMENDED MOTION PASSED 6 yes / 2 no (Nelson, Palese) / 1 abstain (Messick)**



**B. Corporate Secretary**

**MOTION: Nelson / Second. Promote Donna Coon from Assistant Secretary to Secretary through the remainder of the year.**

**Passed: unanimous**

**C. Nominations & Elections Committee Chair**

**President Nelson recommended Denise Nichols be chair of Nominations & Elections Committee to report election results at the Annual Meeting.**

**MOTION: Crothers / Seconded. Approve President Nelson's recommendation to appoint Denise Nichols as chair of Nominations & Elections Committee. Nichols will present election results at Annual Meeting of the Corporation**

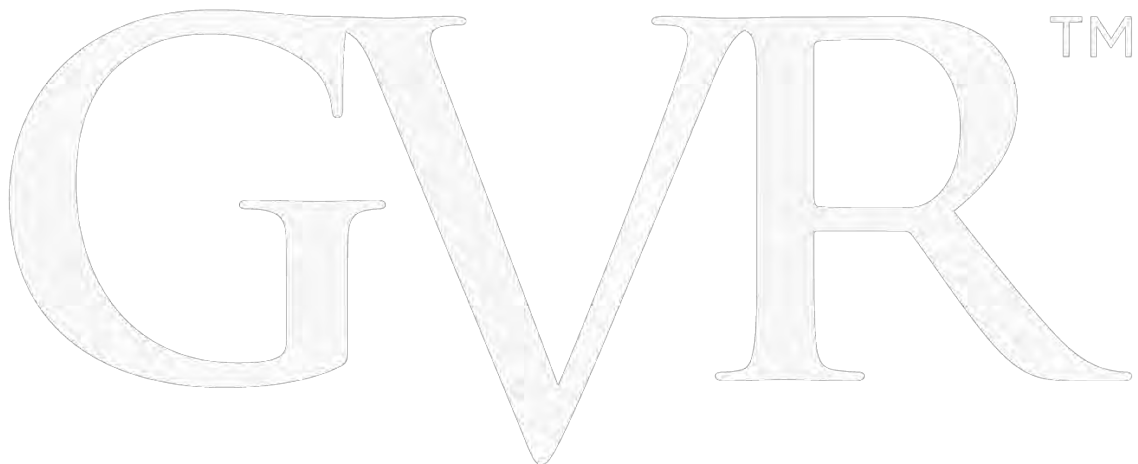
**Passed: unanimous**

**IV. Member Comments: 2**

**V. Adjournment**

**MOTION: Myers / Seconded. Meeting Adjourned at 3:16MST.**

**Passed: unanimous**



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Donna Coon  
Secretary

Date

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Jen Morningstar  
Manager, Executive Office

Date

Green Valley Recreation, Inc.  
**Statement of Financial Position**

As of Date: January 31, 2018 and December 31, 2017



	January 31, 2018	December 31, 2017
	Total	Total
<b>ASSETS</b>		
<b>Current Assets</b>		
Cash/Cash Equivalents	\$ 5,968,819	4,539,157
Accounts Receivable	727,840	123,604
Prepaid Expenses	197,998	173,447
Edward Jones Investments (@ Market)	10,397,318	10,274,921
<b>Total Current Assets</b>	<b>17,291,976</b>	<b>15,111,130</b>
<b>Fixed Assets</b>		
Contributed Fixed Assets	17,593,784	17,593,785
Purchased fixed Assets	17,976,383	17,939,723
Sub-Total	35,570,168	35,533,507
Less - Accumulated Depreciation	(18,963,384)	(18,846,580)
<b>Net Fixed Assets</b>	<b>16,606,784</b>	<b>16,686,927</b>
<b>Total Assets</b>	<b>33,898,760</b>	<b>31,798,057</b>
<b>LIABILITIES</b>		
<b>Current Liabilities</b>		
Accounts Payable	252,314	409,923
Deferred Dues & Fees	6,060,596	4,230,453
Deferred Programs	258,011	329,352
<b>Total Current Liabilities</b>	<b>6,570,920</b>	<b>4,969,728</b>
<b>TOTAL NET ASSETS</b>	<b>\$27,327,840</b>	<b>26,828,329</b>
<b>NET ASSETS</b>		
Temporarily Restricted:		
Board Designated:		
Emergency	\$ 971,265	930,342
Maint - Repair - Replacement	6,359,072	6,264,272
Initiatives	1,518,472	1,531,549
Sub-Total	8,848,809	8,726,163
Unrestricted Net Assets	18,479,031	18,102,166
<b>TOTAL NET ASSETS</b>	<b>\$27,327,840</b>	<b>26,828,329</b>

Green Valley Recreation, Inc.  
**Summary Statement of Activities**

**1 month period ending January 31, 2018**

	<u>Actual</u>	<u>Annual Budget</u>	<u>%</u>
<b>REVENUES:</b>			
Member Dues	\$ 554,049	6,672,756	8.3%
Life Care, Transfer, Tenant & Add'l Card Fees	144,952	696,017	20.8%
New Member Capital/Initial Fees	169,816	2,378,383	7.1%
Recreation Income	184,276	822,599	22.4%
Communication Income	11,401	132,000	8.6%
Investment Income/Realized Gains	45,542	280,000	16.3%
Other Income	17,356	49,100	35.3%
<b>Total Revenues</b>	<b><u>1,127,393</u></b>	<b><u>11,030,855</u></b>	<b><u>10.2%</u></b>
<b>EXPENSES:</b>			
Facilities & Equipment	201,589	3,611,734	5.6%
Personnel	288,804	4,912,808	5.9%
Program	139,913	799,636	17.5%
Communications	10,209	172,120	5.9%
Operations	7,993	578,607	1.4%
Corporate Expenses	18,402	661,950	2.8%
<b>Total Expenses</b>	<b><u>666,910</u></b>	<b><u>10,736,855</u></b>	<b><u>6.2%</u></b>
<b>Net Change in Net Assets from Operations</b>	<b>460,483</b>		
From Investment Activity:			
Net Unrealized Market Value Change	39,028		
<b>Net Excess (Deficiency) GVR (All Reserves)</b>	<b><u>\$ 499,511</u></b>		

**Statement of Activities**  
**Current Year - January to January 31, 2018**

	Year-to-Date Actual	Year-to-Date Budget	Year-to-Date Variance	Fiscal Year Budget	Remaining FY Budget
<b>Revenue</b>					
Member Dues	554,049	556,063	(2,014)	6,672,756	6,118,707
Life Care, Transfer, Tenant & Add'l Card Fees	144,952	58,023	86,930	696,017	551,065
Capital Revenue	169,816	198,194	(28,378)	2,378,383	2,208,567
Programs	95,150	32,599	62,552	391,149	295,999
Instructional	89,126	35,962	53,164	431,450	342,324
Recreation Income	184,276	68,560	115,716	822,599	638,323
Advertising Income	6,913	6,250	663	75,000	68,088
Communication	4,489	4,750	(261)	57,000	52,511
Communication Income	11,401	11,000	401	132,000	120,599
Investment Income	45,542	23,326	22,216	280,000	234,458
Other Income	14,640	1,675	12,965	20,100	5,460
Facility Rent	2,716	1,924	792	23,000	20,284
Marketing Events	-	500	(500)	6,000	6,000
Other Income	17,356	4,099	13,257	49,100	31,744
<b>Total Revenue</b>	<b>1,127,393</b>	<b>919,265</b>	<b>208,128</b>	<b>11,030,855</b>	<b>9,903,462</b>
<b>Expenses</b>					
Major Projects-Repair & Maintenance	9,368	24,360	14,992	292,315	282,947
Facility Maintenance	4,784	42,864	38,080	514,370	509,586
Fees & Assessments	707	7,425	6,718	89,100	88,393
Utilities	61,790	95,677	33,887	1,148,121	1,086,331
Depreciation	116,804	103,833	(12,970)	1,246,000	1,129,196
Furniture & Equipment	7,040	20,152	13,112	241,824	234,784
Vehicles	1,096	6,667	5,571	80,004	78,908
Facilities & Equipment	201,589	300,978	99,389	3,611,734	3,410,145
Wages, Benefits, Payroll Expenses	286,387	402,151	115,763	4,825,808	4,539,421
Conferences & Training	2,416	7,250	4,834	87,000	84,584
Personnel	288,804	409,401	120,597	4,912,808	4,624,005
Food & Catering	311	4,258	3,948	51,100	50,789
Recreation Contracts	106,453	53,628	(52,825)	643,536	537,083
Bank & Credit Card Fees	33,149	8,750	(24,399)	105,000	71,851
Program	139,913	66,636	(73,277)	799,636	659,723
Communications	7,845	8,148	303	97,780	89,935
Printing	974	4,945	3,971	59,340	58,366
Advertising	1,390	1,250	(140)	15,000	13,610
Communications	10,209	14,343	4,134	172,120	161,911
Supplies	7,657	37,853	30,197	454,240	446,584
Postage	367	2,645	2,278	31,740	31,373
Dues & Subscriptions	375	508	133	6,100	5,725
Travel & Entertainment	-	1,620	1,620	19,440	19,440
Other Operating Expense	(406)	5,591	5,996	67,087	67,493
Operations	7,993	48,217	40,224	578,607	570,614
Information Technology	-	9,563	9,563	114,750	114,750
Professional Fees	2,138	25,292	23,154	303,500	301,363
Commercial Insurance	15,333	17,083	1,751	205,000	189,667
Taxes	-	1,225	1,225	14,700	14,700
Provision for Bad Debt	932	2,000	1,068	24,000	23,068
Corporate Expenses	18,402	55,163	36,761	661,950	643,548
Expenses	666,910	894,738	227,828	10,736,855	10,069,946
Net surplus (Deficit)	460,483	24,527	435,956	294,000	(166,483)
Unrealized Gain/Loss on Investment	39,028	-	39,028	-	39,028
Net change in Net Assets-GVR	499,511	24,527	474,985	294,000	(205,512)



**GREEN VALLEY RECREATION, INC.**  
**STATEMENT OF CHANGES IN NET ASSETS**  
**As of Date: January 31, 2018 and December 31, 2017**

	Totals	Unrestricted		Emergency Reserve Fund	Maint - Repair - Replace Reserve Fund	Initiatives Reserve Fund
		Unrestricted	Fixed Assets			
<b>Net change in Net Assets-GVR</b>	\$ 499,511	499,511				
Transfers between unrestricted and reserves:						
Reserve Study Allocation	-	(78,334)			78,334	
Principal Transfers		-				-
Depreciation		116,804	(116,804)			
Purchase of Fixed Assets		(36,661)	36,661			
Transfer For Fixed Asset Purchase		-				-
Allocations of Net Change components:						
Investment income	-	(5,636)		276	2,556	2,803
Investment Expenses	-	647		(583)	(64)	-
Unrealized Gains (Losses) on Market	-	(39,324)		41,230	13,974	(15,881)
Repairs and replacements	-	-				
<b>Net change to January 31, 2018</b>	499,511	457,008	(80,143)	40,924	94,800	(13,077)
NET ASSETS, December 31, 2017	26,828,329	1,415,239	16,686,927	930,341	6,264,272	1,531,550
<b>Net Assets as at January 31, 2018</b>	<b>\$27,327,840</b>	<b>1,872,246</b>	<b>16,606,784</b>	<b>971,265</b>	<b>6,359,072</b>	<b>1,518,473</b>



Green Valley Recreation, Inc.  
Investment Portfolios  
Changes and Market Values  
Beginning of Year and Current Month End

	<b>Totals</b>	<b>Unrestricted</b>	<b>Emergency Reserve Fund</b>	<b>Maint - Repair - Replace Reserve Fund</b>	<b>Initiatives Reserve Fund</b>
<b>Balance December 31, 2017 (at Market)</b>	\$ 10,274,921	1,548,758	930,342	6,264,272	1,531,550
<b>Changes since January 1, 2018</b>					
Principal additions	78,334	-	-	78,334	-
Rebalance Transactions	-	-	-	-	-
Investment income	5,682	46	276	2,556	2,803
Withdrawals	-	-	-	-	-
Investment Expenses	(647)	-	(583)	(64)	-
<b>Net Change for 1 Months</b>	<b>83,369</b>	<b>46</b>	<b>(307)</b>	<b>80,826</b>	<b>2,803</b>
<b>Balance before Market Change at January 31, 2018</b>	10,358,290	1,548,804	930,035	6,345,097	1,534,353
<b>1 month Change in Unrealized Gain (Loss)</b>	39,028	(296)	41,230	13,974	(15,881)
<b>Balance at January 31, 2018 (at Market)</b>	<b>\$ 10,397,318</b>	<b>1,548,508</b>	<b>971,265</b>	<b>6,359,072</b>	<b>1,518,473</b>



# Attention GVR Pickleball Advocates!

**Pima County Public Hearing  
On Proposed GVR Pickleball Center & Park  
April 11, 2018 @ 10:00am –  
Pima County Development Services Office  
201 North Stone Ave., Tucson, 85701**

Pima County will hold a public hearing on GVR's application for a Conditional Use Permit (CUP) to develop a Pickleball Center & Park on 10.8 acres in Green Valley. The site (Parcel 304-18-940F, 2612 S. Camino De La Canoa) sits east of I-19, just .8 miles County's Canoa Preserve Park and Chuck Catino Softball Complex.

**Pickleball enthusiasts can send emails and attend the hearing to support the Pickleball Center and Park**

Many reasons to support the Pickleball Center & Park:

1. No homes or future residential properties are within close proximity to the site. Property is next to an active Southern Pacific railway and power lines.
2. Park-like setting design, complementary to a conservation common area directly opposite the site.
3. Enhances a recreation corridor beginning at Pima County's Canoa Preserve Park less than 1/mile away.
4. No after-dark court lighting in deference to the Pima County Lighting Code.
5. HOAs closest to the site are within GVR's Corporate Boundary, allowing residents who are GVR members to use the Pickleball Center & Park facilities.

Send emails in support of the  
GVR Pickleball Center & Park to:

Hearing Administrator,  
c/o  
Tom Drzazgowski  
Deputy Chief Zoning Inspector  
Pima County Development Services

**Thomas.Drzazgowski@pima.gov**

**Cc: Hotline@gvrec.org**



Pickleball advocates @ Feb. 27  
GVR Board Meeting



## **EXHIBIT**

### **Board of Directors**

**March 22, 2018**

**APPROVED**

**Planning & Evaluation Committee**

**March 15, 2018**

### **GVR METAL WORKING CRAFTS CLUB**

#### **Overview**

On March 22, 2016, club status was granted to the GVR Metal Working Crafts Club by a unanimous vote of the GVR Board of Directors.

On January 30, 2018, the Board of Directors unanimously authorized the execution of the 2018 Club Request Projects. Within the \$79,700 funds for projects is \$10,000 designated to the GVR Metal Working Crafts Club for development of a workspace.

Since the formation of the club, anxious GVR members have longed for a dedicated space to work and create. Until just recently on February 1, the GVR Metal Working Crafts Club has had no space to work in and no space to store equipment being acquired through donations by avid potential members. February 1 began a one-month trial of a shared space with the GVR Woodshop. This trial has since expired and the club is without space to work.

The relocation of the GVR Fleet from the Administrative Offices (AO) at West Center Complex to the now operational Facilities Management Complex at the former nursery is part of an intentional critical path to provide additional usable space for member activities. It is staff's opinion that part of the vacated fleet parking area at the AO West Center Complex can be repurposed to aid in the function and development of a temporary home for the GVR Metal Working Crafts Club. Though it may look different from the original long-range strategic facility plan suggested by WSM Architects, the intention is the same. More opportunities for GVR members. Such repurposing of space will greatly impact the growth and vibrancy of the GVR Metal Working Crafts Club and will affect, in a positive way, current and future GVR membership.

#### **Recommendation**

- ✓ That the Board approve project planning and funding to allow for the GVR Metal Working Crafts to have safe temporary spaces outfitted and available for specific activities related to the club. That this space be dedicated and specifically located within the AO campus as identified by staff.
- ✓ That 3,510 ft<sup>2</sup> of the current AO Facilities Fleet Yard be repurposed, in part, as the temporary home for the GVR Metal Working Crafts Club. The scope of the project includes the pouring of a 24'x50' concrete pad for placement of two (2) customized Conex shipping containers. These containers will be customized to the Club's specifications. The site will include at least 8 parking spaces. Staff anticipates that project planning and implementation will commence soon after P&E and Board approval is granted.
- ✓ That the costs of this project, primarily for permitting, concrete, electrical, fencing and 2-customized Conex containers be set at "not to exceed \$25,000" with the previously designated 2018 club award of \$10,000 applied to the total project expense; the funding source for the balance amount required to complete the project (approximately \$15,000) will be determined by the Fiscal Affairs Committee.





## **EXHIBIT**

**Board of Directors  
March 22, 2018**

**APPROVED  
Planning & Evaluation Committee  
March 15, 2018**

### **GVR GLASS ARTISTS CLUB**

#### **Overview**

On August 23, 2016, the GVR Board of Directors voted unanimously to the formation of the GVR Glass Artists Club. It was stipulated in the motion to form the GVR Glass Artists Club that: 'Approval for formation of this club does not guarantee GVR will provide designated space or funds.'

Currently, the club has use of a poorly functioning multi-purpose recreation room for classes. This space has been available to them for only 14 hours a week since February of 2017. They have no space for kilns or storage of materials required for their craft. The use of kilns is currently being conducted at various GVR members' homes.

When storage space becomes available during the 2018 Phase II completion of the GVR Facilities Management Complex at the site of the former nursery, certain West Center space will lend themselves to house kilns and storage for the GVR Glass Artists Club.

#### **Recommendation**

- ✓ That the Board approve project planning and authorize funding to allow for the GVR Glass Artists Club to have safe temporary spaces outfitted and available for kilns and storage. That these spaces be dedicated and located within the West Center campus.
- ✓ Repurpose the 360 ft<sup>2</sup> elongated, brick storage building at the north shuffleboard storage area at West Center that currently houses GVR electrical/lighting and custodial storage material, to accommodate kilns and storage for the GVR Glass Artists Club. Staff anticipates that the club may be able to occupy the space by late summer or early autumn 2018.
- ✓ That the costs of this project, primarily for architectural, tenant improvement construction and permitting be set at "not to exceed \$18,000" with the funding source for the project determined by the Fiscal Affairs Committee.



## **EXHIBIT**

**Board of Directors  
March 22, 2018**

**APPROVED  
Planning & Evaluation Committee  
March 15, 2018**

### **Light East Center Pickleball Courts 1, 2, 3 Potential Quad Option**

#### **Overview**

On February 27, 2018, the GVR Board of Directors voted to put into motion the lighting of Pickleball Courts #1, #2 and #3 at GVR East Center. WSM architects has been retained to develop the designs, electrical and lighting engineering for submittal to Pima County for permitting the project. After further review of the project, it was identified by staff to explore the feasibility of converting court #1 into two Pickleball courts. The current orientation of court #1 is east/west which is highly undesirable for play. With court #1 reoriented to a north/south orientation, it may be feasible to develop the area into two courts that could also be lighted. In the end, East Center would have two quads of lighted courts.

#### **Recommendation**

Explore the feasibility of converting Pickleball court #1 to two north/south oriented lighted courts:

1. Retain WSM Architects to create a feasibility study and design for a quad of lighted courts in the area that is currently courts #1, #2 and #3 sensitive to county parking and lighting constraints; and
2. In the meantime, and in lieu of a feasibility study, move forward with the lighting project of courts #2 and #3 with funding coming from FY2018 non-reserve capital projects.



## **EXHIBIT**

### **Board of Directors Meeting March 22, 2018**

#### **Membership Survey Ad Hoc Committee**

##### **Overview**

Effective with the presentation of the results from the comprehensive 2018 Survey Assessment of GVR member wants, needs, interests and values, the work of the Blue Ribbon Committee responsible for undertaking the comprehensive membership survey will come to a close.

Results of the member survey offer many areas for further detailed examination and discourse, including:

- ✓ Vision statement, Board Code of Conduct; Board representation of members, budgets, & the role that reserves play.
- ✓ GVR Board & GVR Foundation: service to older members & “underserved members” (those with physical disabilities and accessibility issues).
- ✓ Volunteering, cost of classes, staff accessibility to members.
- ✓ Communications related issues:
  - Information exchange with members;
  - How to reach the 40% of members who do not use email;
  - Member input at Board meetings;
  - Opportunity to discuss issues with Board members;
  - Two-way free flow of information;
  - How can the Board do a better job listening & receiving input from members;
  - Email communication with the Board.

##### **Recommendation**

**Establish a Membership Survey Ad Hoc Committee to take effect during 2018/2019 governance year. Charge the Ad Hoc committee with responsibility for advising the Board about follow-up to the 2018 Survey Assessment of members. In addition, charge the Membership Survey Ad Hoc Committee with the following tasks:**

- 1. Establish subcommittees comprised of non-Director GVR members to address various issues;**
- 2. Provide subcommittees with specific assignments;**
- 3. Provide a progress report at regularly scheduled Board meetings.**



## **EXHIBIT**

### **Board of Directors Meeting March 22, 2018**

#### **Board Orientation & Election of Officers Schedule**

##### **Overview**

President Jim Nelson and Director Denise Nichols cooperated to prepare an orientation program for the Board of Directors that includes newly elected Directors. The orientation program will follow the Annual Meeting of the Corporation in mid-April to avoid conflicting with Easter and Passover holidays. Envisioned are three half-day sessions, each conducted from 9 AM to 1 PM to include a continental breakfast and lunch. Election of Board Officers for the 2018/2019 governance year will occur at the New Board meeting following completion of the orientation program.

##### **Recommendations**

- 1. Conduct Board Orientation during three (3) half-day sessions at the following dates/times/locations:**
  - **Session #1 – Thursday, April 12 – Las Campanas Center, Ocotillo Room**
  - **Session #2 – Friday, April 13 – West Center, Room 2**
  - **Session #3 – Monday, April 16 – West Center, Room 2**
  
- 2. Appoint a Board Orientation Ad Hoc Committee to set orientation session agendas and secure presenters.**
  
- 3. Schedule the initial meeting of the 2018/2019 Board of Directors on Monday, April 16 – 1:30pm at West Center Auditorium**