



A regular meeting of the GREEN VALLEY RECREATION, INC. BOARD OF DIRECTORS held Tuesday, May 22, 2018 at Las Campanas, the President being in the chair and the Vice President being present.

**Directors Present:** Carol Crothers (President), Donna Coon (Vice-President), Roger Myers (Treasurer), Nina Campfield, Tim Stewart, Sandra Thornton, Gail Vanderhoof, Kent Blumenthal (CEO)

**Directors Present Electronically:** Lynne Chalmers, Tom Sadowski, Charles Sieck

**Directors Absent:** Denise Nichols, Carol Lambert

**Staff:** Cheryl Moose (CFO), Jen Morningstar (Executive Office Manager), David Jund (Facilities Director), George Rushing II (Recreation Director), Randy Cheatham (IT Director), Payton Snider (System Administrator), Conal Ward (IT Technician)

**Visitors: 82**

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

President Crothers called the meeting to order at 1:30 MST.  
Roll call by Vice President Coon; Quorum established.

**II. Adopt Agenda as amended**

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

**III. Approve Minutes of April 24, 2018**

**MOTION: Vanderhoof / Seconded. Approve minutes as amended.**

**IV. April 2018 Financial Statements**

**MOTION: Campfield / Seconded. Adopt Consent Calendar as presented.**

**V. President's Report**

Good afternoon. Lots of things are going on and we have a full agenda. As you know, we have many new faces on the board this year and even the "old hands" have only one year of experience. All of our committee chairs are new and learning their responsibilities. I feel we have made great progress in a short amount of time, but it has taken a tremendous amount of effort on the part of your board members.

Last year staff in the executive office was available to take minutes at all the key committee meetings, send out agendas, make copies of materials and schedule rooms. This board year that level of support is not available. Committee chairs have stepped up by producing agendas, highlights and minutes but they need the same level of support that committees received last year.

You will see a proposal for board/committee support later in the meeting. We are confident that we will figure out a way to deliver on that support and still keep up high levels of service for our membership.

Now to the exciting news: The board, staff and CEO are pleased to announce a new web information site that is up and running where all members will be able to review committee documents in a timely fashion. And, at the same time we will be able to save money by doing away with an old, clumsy system that only served board members. We will constantly look for ways to be more efficient and cost effective.

Another piece of great news is that we have closed on the new property for pickleball! I signed the paperwork on Friday. And P&E will be bringing forward a proposal for the detailed engineering and architecture work necessary to keep the project moving. We are designing for a full 24 court complex so we can get all the county approvals up front. Our rollout schedule will be dependent on cost projections and the amount of funds raised by the pickleball club and the GVR Foundation, which is gearing up for an aggressive fundraising campaign.

## **VI. CEO Report**

There were many GVR initiatives and other undertakings since the last regular session of the Board on April 24. A few of these deserve special mention, though they are not part of today's proceedings. Other initiatives will be considered by the Board this afternoon. Some agenda items have reached the proverbial "tipping point" where the Board must decide to fish or cut bait, and several of these are dependent on new funding from reserves or other sources.

That's just a natural evolution of providing recreation services for our membership in an ever-changing environment. It is the Board's role to make decisions about policies and funding. As CEO, my perspective may be different from other Board members, and as CEO, my obligation is to help the Board make the best possible decisions.

At this point at today's meeting, funding considerations involve our three reserve accounts and the current operating budget. To provide a frame of reference, these are our reserve account balances as of today:

Repair & Maintenance Reserve:	\$ 5,673,128
Emergency Reserve:	\$ 938,278
Initiatives Reserve:	\$ 1,998,213

Next, I want to highlight a few notable activities that occurred recently that are NOT on today's Board agenda.

1. At 5:30 PM last evening, GVR became owner of the 10.8 acre parcel on Camino de la Canoa in Green Valley to develop a 24-court Pickleball Center. This acquisition and achievement was years in the making. For the record, the negotiated sales price was \$87,500. The original asking price was \$105,000. The Board authorized an additional 'up to' \$37,500 to pay for needed due diligence engineering and survey work, prep for a Pima County mandated public hearing, and any required closing costs. Special thanks to all GVR members that contributed to making this

dream a reality. Thanks also to Pres. Crothers who made herself available the past few days to sign settlement documents.

2. Last Wednesday, with the able assistance of GVR member Helen Russo, I conducted Part II of a 'Conversation with Kent on Communications' at East Center. The audience seemed appreciative of steps being taken to improve overall Communications within GVR. I explained that the improvements are works in progress, and that I anticipate more conversation with the GVR Board about implementation and more importantly, about long-term sustainability of the enhanced effort. More about that in a moment. Kudos to the GV News and reporter Kim Smith, who accurately reported on the event in last Sunday's local newspaper edition.
3. On May 15, a focus group of five GVR members from mandatory deed restricted HOAs met with me and other GVR staff to discuss improvements that might be made to GVR facility space reservations procedures. The focus group's input was invaluable. On May 17, I reported to the Green Valley Council's Assembly an update on the status of the focus group. I expect to present to the GVR Board suggested improvements to our facility space reservations policy by August that involves HOAs and GVR Clubs. Recreation Services Dir., George Rushing II is your staff lead to see this project through.
4. Let's get back to communications. As many of you are aware, expanding and enhancing Board communications with Members is a top Board priority. This follows a 2018 survey result that reported that only 4 in 10 members or 40% of members rated 'accessibility of the GVR Board' as excellent or good. Putting emphasis in this area is a good thing, and staff is here to help make improvements in this area, where possible. One of the proposals to be considered at this Board meeting is about identifying additional staff resources to meet the Board's expanded communications objectives. The Board's relatively new expectations for recording and posting committee meeting agendas, rosters, minutes, meeting highlights, and exhibits on the GVR website are extensive. Recall that the 2018 budget was developed and approved by the Board back in September 2017. Much of what is now desired was not anticipated last September. So finding a new approach to address these new expectations is important. Initially, I floated an idea at the open Board work session on May 10 at East Center to fund additional needed FTEs through the Initiatives Reserves, which I'll refer to as 'Option A'. At the time, this idea met with general acceptance. Since then, I became aware of concerns from a few Board members about doing this.

I asked my Staff Leadership Team to help me find an alternative solution, whereby we could meet additional staffing needs by adjusting programs or services instead of funding the needed staffing with new money, which I refer to as Option B. The Staff Leadership Team includes all department directors and supervisors. I am the one responsible for presenting Option B here today.

In a conversation yesterday afternoon with Pres. Crothers, VP Coon and Executive Office Manager, Jen Morningstar, a third option was discussed which I refer to as Option C. Rather than funding from Initiatives Reserves or adjusting or modifying any current programs or services, I would be encouraged as CEO per Board policy as stipulated in the "Budget Development Policy" and published within the Corporate Policy Manual to "... Shift amounts between line items in the Board-approved budget to meet current or anticipated needs. Any line item that is decreased or

increased by more than 15% or \$15,000, whichever is greater should be reported to the board of directors.” This existing Board policy is found in Appendix I, Board Policies, Subsection 1. Budget Development Policy, which was updated by the Board on January 31, 2017.

If the Board feels that Option C is the preferred option, then I request that they reaffirm their support of this Board policy so that we might quickly move forward together to meet the best interests of GVR members and the Board’s expanded expectations for communications. I look forward to further discussion about this issue when we get to that agenda item.

Thank you for participating in today’s Board meeting.

## **VII. New Business**

### **A. Planning & Evaluation**

#### **1. Professional Services Design & Engineering Pickleball Center**

**MOTION: Coon / Seconded. Approve WSM Architects Proposal for Professional Architecture and Engineering Services of the 24 court Pickleball Center. That the cost of this phase for site development, architectural design, permitting and preparing an RFP for construction be set at “not to exceed” \$133,000, with funding source identified by Fiscal Affairs Committee.**

**Passed: unanimous**

#### **2. Fee Proposals (3-5/Year Plan)**

##### **i. GVR Lapidary Consolidation**

**MOTION: Coon / Seconded. The Board approve the fee for Professional Services from WSM to evaluate alternative sites for a lapidary expansion to accommodate the Lapidary Club and possibly Metal Arts and Glass Arts. Options to evaluate include: a) expanding West Center; b) new construction at Facility Maintenance or Las Campanas site; c) directing the Board’s real estate agent to identify potential sites with a building already built. The fee not to exceed \$6,000. The funding source for the request to be determined by the Fiscal Affairs Committee.**

**Passed: unanimous**

##### **ii. Explore Table Tennis Center at Desert Hills Center**

**MOTION: Coon / Seconded. The Board approve the Proposal for Professional Services from WSM to evaluate the conversion of the shuffleboard area below the Desert Hills Auditorium to be used as a table tennis facility. The fee request not to exceed \$3,800. The funding source for the request to be to be determined by the Fiscal Affairs Committee.**

**MOTION TO AMEND: Sadowski / Seconded. The Board approve the Proposal for Professional Services from WSM to evaluate sites for a permanent home for Table tennis, sites including shuffleboard area below the Desert Hills Auditorium to be used as a table tennis facility or another use. The fee request not to exceed \$5,000. The funding source for the request to be determined by the Fiscal Affairs Committee.**  
**Passed: unanimous**

**MOTION AS AMENDED**

**Passed: unanimous**

**3. Tennis Court Repairs at Las Campanas Center**

**MOTION: Coon / Seconded. The board approve a bid of \$118,000 to repair the Las Campanas tennis courts with a new post tension cap to correct the failure of the original post tension. The funding source for this request to be determined by Fiscal Affairs Committee.**

**Passed: unanimous**

**4. Safety Upgrade for Sand Volleyball at Abrego South Center**

**MOTION: Myers / Seconded. Apply the awarded 2018 Club funding of \$9,000.00 towards the 2019 Volleyball Club Health; Safety and ADA Services request and replace the washed mortar sand with approved volleyball sand as early as possible in 2018.**

**Estimated replacement cost of ±\$6,000.00.**

**Build into the FY 2019 Non-Reserves Capital Projects budget the costs associated with converting the grass volleyball court to a sand court.**

**Passed: unanimous**

**MOTION: Crothers / Seconded. Five minute Recess (3:18pm)**

**Passed: unanimous**

**President Crothers called the meeting back to order at 3:25pm**

**B. GVR Foundation**

**1. GVR Pickleball Center Fundraising Campaign**

**MOTION: Stewart / Seconded. GVR provide a \$9,500 grant to the GVR Foundation to underwrite expenses associated with a strategic capital fundraising campaign to raise \$1.375 million to support development of the GVR Pickleball Center.**

**MOTION TO AMEND: Chalmers / Seconded. Fiscal Affairs Committee will determine funding source.**

**Passed: 8 yes / 1 no Sadowski / 1 abstain Sieck**

**AMENDED MOTION FAILED: 4 yes (Campfield, Coon, Myers, Stewart) / 6 NO**

**MOTION: Crothers / Seconded. GVR foundation present letter of support for grant applications to GVR President for review and signature.**

**Passed: 6 yes / 2 no (Campfield, Myers) / 2 abstain (Coon, Stewart)**

**2. Support Letters for Grant Applications for GVR Pickleball Center**

**MOTION: Crothers / Seconded. GVR foundation present letter of support for grant applications to GVR President for review and signature.**

**Passed: 6 yes / 2 no (Campfield, Myers) / 2 abstain (Coon, Stewart)**

**MOTION: Myers / Seconded. Provide “Letter(s) of Support” to the GVR Foundation (GVRF) with the President’s signature for GVRF grant applications which are intended to advance the development and construction of the GVR Pickleball Center.**

**Passed: unanimous**



**C. Board Affairs**

**1. Transfer Responsibility for Board Training to Nominations & Elections**

**MOTION: Vanderhoof / Seconded. Transfer responsibility for Board training and orientation from Board Affairs Committee to Nominations & Elections Committee and update Corporate Policy Manual accordingly.**

**Passed: unanimous**

**2. Directors Remote Attendance at Committee Meetings**

**MOTION: Vanderhoof / Seconded. Change Corporate Policy Manual Section VI, Subsection 4, B. by adding point #8 -- Directors may attend any GVR committee meeting, whether open or closed. To attend a meeting from a remote site, a request shall be made by email to the committee chairperson at least three business days prior to the meeting. Directors will be provided with all materials otherwise provided to committee members.**

**Passed: 7 yes / 3 no (Campfield, Coon, Stewart)**

**D. Staff Support for Meetings of the Board and Committees**

**MOTION: Sadowski / Seconded. Affirm support for the Board policy stated in the Corporate Policy Manual [CPM, Appendix I, Board Policies, Subsection 1. Budget Development Policy] that authorizes the CEO to shift amounts between line items in the Board-approved budget to meet current or anticipated needs and reporting to the Board any line item that is decreased or increased by more than 15% or \$15,000, whichever is greater.**

**Passed: unanimous**

**E. Raw Survey Data**

**MOTION: Sieck / Seconded. Authorize staff to obtain raw electronic data from 2018 member survey from the National Research Center and provide data to Director Charles Sieck.**

**Passed: 6 yes / 3 no (Campfield, Coon, Stewart) / 1 abstain (Myers)**

**VIII. Member Comments: 1**

**IX. Adjournment**

**MOTION: Myers / Seconded. Meeting Adjourned at 5:35pm MST.**

**Passed: unanimous**

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Donna Coon  
Vice President

Date

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Jen Morningstar  
Manager, Executive Office

Date