



AGENDA

BOARD OF DIRECTORS MEETING
 Wednesday, October 28, 2020
 ELECTRONIC MEETING

Directors: Don Weaver (President), Mike Zelenak (Vice President), Beverly Tobiason (Secretary), Donna Coon (Treasurer), Mark Kelley (Assistant Secretary), Randy Howard (Assistant Treasurer), Christine Gallegos, Bev Lawless, Mark McIntosh, Charlie Sieck, Sandra Thornton, Gail Vanderhoof, Jen Morningstar (non-voting)

Agenda Topic	Director	Exhibit	Action
1. Call to Order / Quorum	Weaver		
2. Adopt Agenda	Weaver	X	X
3. Consent Calendar	Weaver		X
A. September 30, 2020 Minutes		X	
B. October 7, 2020 Special Meeting Minutes		X	
C. September 2020 Financial Statements		X	
4. Policy Governance Report	Tobiason		
5. Committee Reports			
A. Fiscal Affairs	Coon		
1. 2021 Budget		X	X
B. Board Affairs	Gallegos		
1. CPM language changes		X	X
C. Investments	Lawless		
D. Planning & Evaluation	Howard		
E. Nominations & Elections	McIntosh		
F. CEO Search Committee	Howard		
6. New Business			
7. GVR Foundation Report	Counter		
8. Member Comments			
9. Adjournment			X

**In accordance with GVR Bylaws, all meetings of the Board at which official business of The Corporation is transacted, with the exception of meetings limited to personnel and/or legal matters, shall be open to all members of The Corporation. An executive session "placeholder" is added to each Regular Meeting Board agenda should the Board have personnel and/or legal matters to address. Meetings shall be governed by Roberts Rules of Order unless otherwise determined by the Board of Directors.*



A regular meeting of the GREEN VALLEY RECREATION, INC. BOARD OF DIRECTORS was held Wednesday, September 30, 2020 by teleconference. The President being in the chair and the Secretary being present.

Directors Present by Remote: Don Weaver (President), Mike Zelenak (Vice President), Beverly Tobiason (Secretary), Donna Coon (Treasurer), Mark Kelley (Assistant Secretary), Randy Howard (Assistant Treasurer), Christine Gallegos, Bev Lawless, Mark McIntosh, Charles Sieck, Sandra Thornton, Gail Vanderhoof, Jen Morningstar (Interim CEO) (non-voting)

Visitors: 39

1. Call to Order/Establish Quorum

President Weaver called the meeting to order at 2:00pm MST.
Roll call by Secretary Tobiason; Quorum established.

2. Adopt Agenda

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

3. Consent Calendar

MOTION: Coon / Seconded. Approve Consent Calendar as presented.

- August 26, 2020 Minutes
- September 16, 2020 Special Meeting Minutes
- August 2020 Financial Statements

Passed: unanimous

4. Policy Governance – Directors Tobiason and Coon presented.

1. Policy Governance Manual Verbiage Change

MOTION: Tobiason / Seconded. In the Policy Governance Manual, change all instances of GVR member-owners to GVR homeowner members.
Passed: unanimous

2. G.P. 3.11 Cost of Governance Monitoring Report - Discussion.

MOTION: Coon / Seconded. Accept G.P. 3.11 Cost of Governance Monitoring Report as amended.
Passed: unanimous

Policy Governance to monitor governing style of Board meetings each month.

5. Committee Reports

A. Fiscal Affairs – Chair Donna Coon reported. On October 9 at 1:30pm, FAC has an open Work Session scheduled to take a first look at the 2021 Budget.

1. Administrative Offices Buildout

MOTION: Coon / Seconded. Allocate up to \$20,000 from 2020 Non-Reserve Capital to complete the buildout of the Administrative Offices.
Passed: 9 yes / 1 no (Vanderhoof) / 2 abstain (Kelley, Sieck)

2. Reserve Funding

MOTION: Coon / Seconded. Approve the recommendation of the Fiscal Affairs Committee for changes to be made to the Corporate Policy Manual (CPM) relative to Reserve Funding.

Passed: 8 yes / 3 no (Sieck, Thornton, Vanderhoof) / 1 abstain (Gallegos)

***Section V. Fiscal/Accounting**

Subsection 2, Item B – Reserve Study Policy

There are three (3) types of Reserve Studies:

- 1. Full Reserve Study Baseline, vendor evaluates all facilities, equipment and infrastructure*
- 2. Reserve Study with no onsite visit (NOV)_ GVR updates Component Inventory with changes*
- 3. Reserve Study with an onsite visit (WOV)_ Vendor reevaluates Component Inventory & updates*

During the third quarter of the current budget year GVR staff and the Fiscal Affairs Committee shall recommend and the Board shall approve a reserve study provider and the type of reserve study to be performed during the first quarter of the next budget year.

During the first quarter of each budget year, GVR shall ensure a Reserve Study is performed by a qualified, reputable Reserve Study provider with the final Reserve Study due 90 days prior to the final budget date. The Reserve Contribution amount will be incorporated into GVR's annual budget.

GVR's percent funded objective is not less than 85% and not greater than 100%.

GVR shall annually make the Reserve Contribution to the Maintenance, Repair and Replacement Reserve Fund called for in the Annual Reserve Study.

***Section V. Fiscal/Accounting**

Subsection 2, Item C, No. 2 – Reserve Contributions and the Annual Budget:

Reserve Contributions to the Reserve Accounts shall be an integral part of the annual budget.

The annual operating budget shall generate sufficient Excess Revenue Over Expenses to make the Reserve Contribution to the Maintenance, Repair and Replacement Reserve Fund called for in the Annual Reserve Study unless such Reserve Contribution generates a Percent Funded greater than 100% in which case the Reserve Contribution may be reduced to achieve a Percent Funded not less than 85%.

The annual operating budget shall generate sufficient Excess Revenue-Over-Expenses to make the Reserve Contribution to the Maintenance, Repair and Replacement Reserve Fund called for in the Annual Reserve Study.

***Section V. Fiscal/Accounting**

Subsection 2, Item E, No. 2 – Target Balance:

~~This reserve shall be of sufficient size as to maintain a Percent Funded (as defined in the Reserve Study) of not less than 85% and not more than 100%.~~

This reserve shall maintain a sufficient balance based on Annual Reserve Contributions calculated within the Annual Reserve Study.

B. Investments – Chair Bev Lawless reported.

1. Investment Policy Update

MOTION: Lawless / Seconded. Change the Targets, Ranges, and Permitted Investments as stated to the Investment Policy Statement (IPS):

- **Revise Section 5.B. Initiatives Reserve Fund change Cash Target from 10% to **5%** and Range 0% to 20% to **0% to 10%**; change Fixed Income Target from 80% to **85%** and Range from 70% to 90% to **75% to 95%**.**
- **Revise Section 6.c. Permitted Investments U.S. and foreign corporate bonds and notes denominated in US Dollars rated Investment Grade including short, medium- and long-term notes rated of Baa3 **or** **BBB-** or better at time of purchase.**

Passed: unanimous

C. Board Affairs – Chair Christine Gallegos reported.

1. CPM Language Changes

a. Facility Use

MOTION: Gallegos / Seconded. Board Affairs Committee recommends the Board of Directors amend the Corporate Policy Manual (CPM), Section IV. Facility Use, as follows.

Passed: unanimous

SECTION IV – FACILITY USE

SUBSECTION 1. GENERAL FACILITIES RULES AND REGULATIONS (updated 9/25/2018)

A. GVR facilities are established for use and enjoyment of GVR members, eligible guests and visitors who abide by the GVR Member Code of Conduct.

~~B. The use of facilities by nonmembers shall not interfere with the effectiveness of the recreation operation.~~

~~C. Members, guests, and visitors who use GVR facilities and equipment, do so at their own risk, and shall indemnify and hold harmless GVR, its employees and agents.~~

~~DB.~~ All GVR facility reservations and arrangements shall be made through the central reservation office located at the Administrative Offices. A GVR Facility Reservation Agreement must be completed for all facility reservations and rentals. ~~5. An “indemnity clause” that has been reviewed and approved by GVR’s legal counsel, MUST be included within the “Rental Agreement”. Any group, entity or individual that is not wholly comprised of GVR members utilizing a GVR facility MUST state their purpose and sign the “Rental Agreement”. This MUST be signed by a person or persons authorized to speak for the group, as part of the application process.~~

~~EC.~~ All members and guests are required to carry their membership cards or other authorized GVR identification while using GVR facilities. Individuals must produce GVR identification when requested by staff or any staff-authorized volunteer. Members and guests are required to sign-in or swipe their membership card. Clubs and other authorized groups must provide an attendance roster or similar document which lists each person utilizing a GVR facility.

~~FD.~~ Staff and staff-authorized volunteers are empowered to enforce rules and regulations.

~~GE.~~ GVR member and nonmember individuals and groups may rent facilities subject to current rules, regulations, and fees. GVR members individuals and groups have priority in facility rentals before over nonmembers individuals and groups.

~~H. GVR member individuals and groups have priority in facility rentals before nonmember individuals and groups.~~

~~I. The Chief Executive officer may authorize use of GVR facilities on a complimentary or fee basis for any GVR sponsored, GVR co-sponsored, or GVR Foundation event or activity. Authorization of GVR Foundation activities are subject to terms of the GVR/GVR Foundation Resource Sharing Agreement (see APPENDIX I – BOARD POLICIES, Subsection 4).~~

~~JF.~~ GVR classes may preempt drop-in use of GVR facilities.

~~K. Fees may be charged to recover the cost of any specialized services, events or programs.~~

~~L. GVR facilities will not be used by any member for commercial purposes. Personal sales resulting from hobby pursuits are permitted.~~

~~MG.~~ Individual members, visitors, guests, and groups using or renting GVR facilities are responsible for maintaining those facilities in a neat and orderly condition.

~~NH.~~ Printed materials made available to attendees during the meeting/rental period must be removed at the end of the rental period.

~~OI.~~ Individuals who damage GVR equipment due to improper or careless use are responsible for the repair or replacement of that equipment. Members are responsible for damages caused by their guests.

~~PJ.~~ Special GVR shop/facility rules and regulations must be complied with by individual members, visitors, guests, and groups.

~~KQ. Non-member “Personal Assistants” may accompany a member to a GVR facility in order to help them with walking, showering, dressing or undressing, or with other non-therapeutic tasks as necessary and may not use GVR facilities for their own personal use.~~

~~L. GVR reserves the right to deny the use of its facilities by members or nonmembers for any of the following reasons as determined in the sole discretion of the CEO:~~

~~1. There is a reasonable concern that the individual or group may advocate or promote an activity that is prohibited by local, state or federal law.~~

2. There is a reasonable concern that the individual or group may advocate discrimination based on sex, age, race, ethnicity, nationality, disability, sexual orientation, gender identity, or religion.

3. There is a reasonable concern that use of facilities by an individual or group could lead to a civil disruption.

4. There is a reasonable concern that the individual or group promotes a position that may be adverse to GVR.

5. There is a reasonable concern about other legal or safety issues.

~~Q. No alcoholic beverages shall be sold on GVR premises without a valid special sales permit or liquor license. (See Section VIII, Subsection 4 for the complete Liquor Policy.)~~

~~R. Non-member "Personal Assistants" may accompany a member to a GVR facility in order to help them with walking, showering, dressing or undressing, or with other non-therapeutic tasks as necessary and may not use GVR facilities for their own personal use.~~

~~S. Animals are not permitted in or on GVR property, with the exception of Service animals, unless otherwise authorized by the GVR Chief Executive officer (CEO) to accommodate community events or other special circumstances.~~

~~T. No firearms are allowed on your person on any GVR property or in any GVR facilities except law enforcement or licensed security.~~

~~U. It is the policy of Green Valley Recreation, Inc. to provide and maintain a Drug-Free Environment for its members and employees. As such, Green Valley Recreation, Inc. prohibits the use of illegal drugs on GVR premises.~~

~~V. GVR facility areas may be rented for political party meetings, campaign events, polling places, and informational presentations such as candidate forums or town hall meetings, subject to space availability and GVR fees at nonmember rates, regardless of GVR member affiliation.~~

~~W. Advertising or promotional signage for non-GVR elected positions (e.g., public sector election campaigns), including solicitation of support/opposition regarding candidates or ballot issues is NOT permitted on GVR property except as follows: (1) within rented meeting space during the rental period; or (2) in public areas and parking lots of a GVR facility being used as a polling place on election day or as an early voting site during the period of early voting.~~

SUBSECTION 2. PROHIBITED ACTIVITIES.

A. No alcoholic beverages shall be sold on GVR premises without a valid special sales permit or liquor license. (See Section VIII, Subsection 4 for the complete Liquor Policy.)

B. Animals are not permitted in or on GVR property, with the exception of Service animals, unless otherwise authorized by the GVR Chief Executive officer (CEO) to accommodate community events or other special circumstances.

C. No firearms are allowed on any GVR property or in any GVR facilities except law enforcement or licensed security.

D. It is the policy of Green Valley Recreation, Inc. to provide and maintain a Drug-Free Environment for its members and employees. As such, Green Valley Recreation, Inc. prohibits the use of illegal drugs on GVR premises.

- E. Pursuant to the Smoke-Free Arizona Act (A.R.S. §36-601.01), GVR prohibits smoking in all indoor facilities and outside areas within 20 feet of all entrances and windows. Smoking is prohibited in pool areas and in all GVR vehicles. Smoking will be allowed in designated outdoor areas only.
- F. GVR prohibits vaping in all non-smoking areas, including in all indoor facilities and areas within 20 feet of all entrances and windows. Vaping is prohibited in pool areas and in all GVR vehicles. Vaping will be allowed in designated outdoor areas and wherever smoking is allowed.
- G. GVR facilities may not be used for commercial purposes. Personal sales resulting from hobby pursuits are permitted.

SUBSECTION 2. SPECIAL FACILITIES USAGE

A. General Usage

1. GVR facilities are provided for the use of GVR members and their guests.
2. GVR reserves the right to deny access to GVR facilities by anyone (member or non-member). Reasons for denial of use include, but may not be limited to the following:
 - a. If there is a reasonable concern that the group may advocate or promote an activity that is prohibited by local, state or federal statute.
 - b. It is determined that the group is involved in a discriminatory endeavor.
 - c. There is a reasonable concern that appearance of the group could lead to a civil disruption.
 - d. There are other legal or safety concerns.
 - e. The CEO has the authority and discretion to make all final decisions
3. The Chief Executive Officer may authorize the use of GVR facilities for any GVR-sponsored event of community interest.
4. GVR facilities may be used by any group, entity or individual that is not wholly comprised of GVR members, subject to appropriate rental agreements and fees.
5. An "indemnity clause" that has been reviewed and approved by GVR's legal counsel, MUST be included within the "Rental Agreement". Any group, entity or individual that is not wholly comprised of GVR members utilizing a GVR facility MUST state their purpose and sign the "Rental Agreement". This MUST be signed by a person or persons authorized to speak for the group, as part of the application process.
6. GVR classes may preempt drop-in use of GVR facilities.
7. Use of meeting rooms must be authorized in accordance with the established reservation procedure before occupancy.
8. Non-member "personal assistants may accompany a member to a GVR facility in order to help them with walking, showering, dressing or undressing, or with other non-therapeutic tasks as necessary and may not use GVR facilities for the own personal use.

SUBSECTION 3. POLITICAL ACTIVITIES.

- A. GVR members may circulate petitions and/or solicit support or opposition of GVR candidates or ballot issues in GVR facility lobby areas, common areas, and parking lots as long as such activities do not interfere with GVR operations or facility reservations or violate fire code regulations as determined by GVR staff.
- B. Surveys, opinion polls and questionnaires related to GVR affairs, and distributed on GVR property, may be circulated by members only after being reviewed by GVR administration for accuracy and suitability.

C. GVR facility areas may be rented for political party meetings, campaign events, polling places, and informational presentations such as candidate forums or town hall meetings, whether related to GVR elections or outside political causes, subject to space availability.

D. Advertising or promotional signage for non-GVR elected positions (e.g., public sector election campaigns), including solicitation of support/opposition regarding candidates or ballot issues is NOT permitted on GVR property except as follows: (1) within rented meeting space during the rental period; or (2) in public areas and parking lots of a GVR facility being used as a polling place on election day or as an early voting site during the period of early voting.

SUBSECTION 4. SPECIAL USES.

AB. Use of Hobby Shops and Studios

These facilities are monitored by volunteers. When asked, members and guests must show their GVR membership or guest cards to use the facilities. Clubs have the right to restrict use of club facilities to club members only.

BC. Use of Kitchens

GVR kitchens are classified as catering kitchens. Food preparation and cooking is not allowed. Kitchen facilities may be used for warming pre-cooked food or for chilling cold entrées.

CD. Use of Caterers

Caterers must be registered and approved by GVR in order to work in GVR facilities. Contact the central reservation office located at the Administrative Offices for a current list of approved caterers.

DE. Use of Storage

1. GVR may provide small storage space, at no cost, to Clubs if space is available.
2. Clubs may provide locks.
3. GVR is not liable for any property lost, damaged or stolen while in storage.

EF. Use of Equipment

GVR may provide and maintain furniture and equipment in the facilities for the recreational use of its members.

FG. GVR Pool Management Policies

1. GVR offers heated swimming pools and spas for member use.
2. Hours of operation are established and posted by GVR administration.
3. GVR pools shall operate in compliance with Pima County Code Title 8, Chapter 8.322, "Swimming Pool and Spas," and any other applicable Pima County regulations.
4. ~~The Pima County Health Department classifies GVR pools as "semi-public" per the following guidance: "A swimming pool on the premises of, or part of, but not limited to a hotel, motel, trailer court, apartment house, country club, camp, health club, condominium, homeowners association, or similar establishment where the primary business of the establishment is not the operation of the~~

~~swimming facilities, and where admission to the use of the pool is included in the fee, or considerations paid or given for the primary use of the premises."~~

~~54.~~ GVR staff has authority to close a swimming pool or spa if they determine that its operation and use presents danger to individuals.

~~56.~~ GVR follows the guidelines provided by the National Lightning Safety Institute (NLSI) to determine when to close indoor and outdoor swimming pools, spas and showers due to lightning as a safety precaution. As of August 2014, NLSI guidelines state:

- a. Both outdoor and indoor pools and showers will be evacuated before or when lightning gets five miles away.
- b. At the first signs of thunder or lightning, all pool and shower activities will be suspended until 30 minutes after the last observed thunder or lightning. (Adopted 08/26/14):

SUBSECTION 5H. RENTALS AND FEES~~Rentals and Fees~~

~~A1.~~ The Chief Executive officer will implement a Board-approved fee schedule for rental of GVR facilities. The CEO is authorized to waive facility rental fees in special circumstances, as deemed appropriate.

~~B2.~~ Rental fees for groups composed solely of GVR members shall be waived; however, all individuals and groups (whether member or nonmember) may be charged fees for special computer and technology setups; Internet connections; LED projection; special sound system or lighting requirements, overtime cleanup charges, or labor charges for special setup needs which require additional personnel.

~~C3.~~ GVR is interested in supporting community service events, and may rent its facilities on a fee basis for such events whenever it is practical to do so. A community service event is normally sponsored by a non-profit organization or local government agency. ~~GVR facilities are routinely used as polling facilities during elections.~~

~~D.~~ The Chief Executive officer may authorize use of GVR facilities on a complimentary or fee basis for any GVR-sponsored, GVR co-sponsored, or GVR Foundation event or activity. Authorization of GVR Foundation activities are subject to terms of the GVR/GVR Foundation Resource Sharing Agreement (see APPENDIX I – BOARD POLICIES, Subsection 4).

~~E.~~ Fees may be charged to recover the cost of any specialized services, events or programs.

~~I. — GVR Property Rights~~

~~GVR legal counsel has affirmed that GVR's Bylaws do not provide members with the unlimited use of its facilities for any and all purposes, and that as a private property owner, 'GVR may deny the use of its facilities to member and nonmember individuals and groups without abridging the freedom of speech and assembly granted by the Arizona Constitution.' (GVR Legal Opinion, May 20, 2015)~~

~~J. — Denial of Use of GVR Facilities~~

~~1. — Based on GVR legal review and opinion, GVR reserves the right to deny the use of its facilities by member or nonmember individuals or groups whose purposes are deemed contrary or adverse to GVR's as determined in the sole discretion of the CEO.~~

~~2. — A decision by the CEO to deny use of GVR facilities shall be based on one or more of the following conditions:~~

- a. ~~There is a reasonable concern that the individual or group may advocate or promote any activity that is prohibited by local, state or federal statute.~~

b. — There is a reasonable concern that the individual or group is involved in discriminatory behavior based on sex, age, race, ethnicity, nationality, disability, sexual orientation, gender identity, religious and political opinions.

c. — There is a reasonable concern that use of facilities by an individual or group could lead to a civil disruption.

d. — There is a reasonable concern that the individual or group promotes a position that may be detrimental to GVR.

e. — There is a reasonable concern about other legal or safety issues.

K. — Smoke-Free Zone at Facilities

1. — The Smoke-Free Arizona Act (ARS§36-601.01) requires GVR to establish a Smoke-Free zone at all facilities. The purpose of the Smoke-Free Arizona Act is to protect individuals from the harmful effects of second-hand smoke in enclosed public places.

2. — To comply with this law, GVR prohibits smoking in all non-smoking areas, including enclosed areas and areas within 20 feet of all entrances and windows. Smoking is prohibited in all indoor facility areas, pool areas and in all GVR vehicles.

3. — Smoking will be allowed in designated outdoor areas only.

L. — Vaping-Free Zone at Facilities — adopted 5/22/2019

1. — GVR prohibits vaping in all non-smoking areas, including enclosed areas and areas within 20 feet of all entrances and windows. Vaping is prohibited in all indoor facility areas, pool areas and in all GVR vehicles.

2. — Vaping will be allowed in designated outdoor areas and wherever smoking is allowed.

SUBSECTION 3. CIRCULATION OF GVR-RELATED POLITICAL MATERIALS; GVR-RELATED SURVEYS, POLLS, QUESTIONNAIRES

A. — GVR petitions, solicitation of support or opposition regarding GVR candidates or ballot issues by GVR members shall only be permitted in GVR facility lobby areas, common areas, or curbsides and parking lots. Further guidance may be found in the GVR Corporate Operations Manual.

B. — Surveys, opinion polls and questionnaires related to GVR affairs, and distributed on GVR property, may be circulated by members only after being reviewed by GVR administration for accuracy and suitability.

V. — GVR facility areas may be rented for political party meetings, campaign events, polling places, and informational presentations such as candidate forums or town hall meetings, subject to space availability and GVR fees at nonmember rates, regardless of GVR member affiliation.

W. — Advertising or promotional signage for non-GVR elected positions (e.g., public sector election campaigns), including solicitation of support/opposition regarding candidates or ballot issues is NOT permitted on GVR property except as follows: (1) within rented meeting space during the rental period; or (2) in public areas and parking lots of a GVR facility being used as a polling place on election day or as an early voting site during the period of early voting.

b. Indemnification

MOTION: Gallegos / Seconded. Board Affairs Committee recommends the Board of Directors amend the Corporate Policy Manual (CPM) as follows:

Add to Section IX. Risk Management, Subsection 3, the following:
C. Committee Members. Committee members shall be listed as additional insureds on the directors and officers liability policy.
Passed: unanimous

c. Composition of Committees

MOTION: Gallegos / Seconded. Board Affairs Committee recommends the Board of Directors amend the Corporate Policy Manual (CPM) as follows:

Section VI. BOARD/BOARD COMMITTEES

Subsection 4. BOARD COMMITTEES' DUTIES AND RESPONSIBILITIES

B. Committees of the Board of Directors

B. Committees of The Board of Directors (updated May 22, 2018)

1. ~~Standing Committee Chairpersons shall be Directors, appointed by the Board President. Ad Hoc and Special Committee Chairpersons shall be appointed by the President, but need not be Directors. All Chairpersons must be approved by the Board.~~
Standing and Special/Ad Hoc Committee Chairpersons must be Directors. Chairpersons shall be nominated by the President, subject to approval of the Board.
2. The Board will establish the duties and responsibilities of the committees. Each committee shall make policy recommendations to the Board for consideration.
3. Committee meetings will normally be open to all GVR members, but may be held in closed session, at the discretion of the committee or subcommittee chairperson.
4. The President may establish special or ad hoc committees comprised of members/assigned members in good standing, Directors and Administrative Staff.
5. Committees are not required to follow Robert's Rules of Order.
6. Meetings shall be set by the Chairperson and shall be conducted as needed, but not less than quarterly.
7. ~~At least one other committee member shall be a Director of the Board.~~ Committee members shall be GVR members in good standing, appointed by the Chairperson, and staff members selected by the Chief Executive Officer. To the extent possible, committees will include members knowledgeable about the functionality of that specific committee.
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: unanimous

d. CPM Changes – Legal Review

MOTION: Gallegos / Seconded. Board Affairs Committee (BAC) recommends the Board of Directors accept the following procedure

for all CPM changes and include this language with BAC Committee charge in CPM:

If a committee wishes to make changes to the Corporate Policy Manual (CPM):

- a. The committee will provide a paragraph stating the purpose and goal of the proposed changes to the Board Affairs Committee (BAC).**
- b. If the BAC approves the purpose and intent, BAC will forward to GVR's legal counsel to draft changes.**
- c. The draft changes will be presented to BAC and the committee submitting the request.**
- d. If approved by both the BAC and the committee, the draft will be forwarded as a recommendation to GVR Board of Directors for approval.**

Passed: 6 yes / 4 no (Kelley, Sieck, Thornton, Vanderhoof) / 2 abstain (Howard, Tobiason)

D. Planning & Evaluation - Chair Randy Howard reported Aquatics P&E Subcommittee to present at the Board of Directors Work Session on October 7.

Chair Howard gave a brief update on the CEO Search Committee.

E. Nominations & Elections – Chair Mark McIntosh gave an update on committee activities.

6. New Business

A. Volunteerism – Director Mark Kelley led the discussion regarding a volunteerism policy.

7. GVR Foundation Report – GVRF President Jim Counter reported:

- A positive change in relationship between the boards of GVR and GVR Foundation.
- GVRF Donor Wall Dedication Celebration: November 12, 2020, 1:30pm, West Center Courtyard.
- 2021 Foundation Games Pickleball Tournament: October 22, 23, 24, 2021.
- GVR/GVR Foundation Relationship Ad Hoc Committee to meet when committee members return to Green Valley.

8. Member Comments – addressed during the meeting

9. Adjournment

MOTION: Gallegos / Seconded. Adjourn meeting at 3:59pm MST.

Passed: unanimous



GVR Mission Statement: *"To provide recreational, social and leisure education opportunities that enhance the quality of our members' lives."*

A special meeting of the GREEN VALLEY RECREATION, INC. BOARD OF DIRECTORS was held Wednesday, October 7, 2020 by teleconference. The President being in the chair and the Secretary being present.

Directors Present by Remote: Don Weaver (President), Mike Zelenak (Vice President), Donna Coon (Treasurer), Beverly Tobiason (Secretary), Randy Howard (Assistant Treasurer), Mark Kelley (Assistant Secretary), Christine Gallegos, Bev Lawless, Mark McIntosh, Charlie Sieck, Sandra Thornton, Gail Vanderhoof, Jen Morningstar (Interim CEO/non-voting)

Visitors: 20

1. Call to Order/Establish Quorum

President Weaver called the meeting to order at 3:16pm MST.
Roll was called and a quorum established.

2. Adopt Agenda

MOTION: D. Coon/seconded. Adopt Agenda as presented.
Passed: unanimously

3. East Center Pool Discussion

Discussion was held by the Board in regard to replacement of the East Center Pool, following a presentation by the Aquatics P&E Subcommittee at the Work Session held prior to this meeting.

MOTION: M. Kelley/seconded. Authorize up to \$15,000 for a preliminary design study of the East Center Pool.
Passed: unanimously

4. Member Comments – 4 (read and responded to)

Director S. Thornton requested that the recording of the presentation by the Aquatics P&E Subcommittee be placed online for members to view. Interim CEO Morningstar will see that this is done.

5. Adjournment

MOTION: M. Zelenak/seconded. Adjourn the meeting at 3:43pm MST.
Passed: unanimously



Fiscal Affairs

**Financial Report
As of September 30, 2020**

The enclosed Financial Statements and supplemental schedules provide relevant financial information for January through September, 2020 and include financial statements for September 30, 2020.

- The September 2020 Financial Statements are included on pages 1 through 6. These statements include the Statement of Financial Position, Statement of Activities, Statement of Change in Net Assets, Investment Portfolio, and Variance Report.
- following table summarizes the September 30, 2020 year to date Increase in Net Assets on a quarterly basis:

Surplus Summary			
Period	Operating Surplus	Gain/Loss on Investments	Gross Surplus
1 st Qtr. 2020	408,172	(885,069)	(476,897)
2 nd Qtr. 2020	241,207	810,540	1,051,747
3 rd Qtr. 2020	362,231	306,248	668,479
Year to Date	1,011,610	231,719	1,243,329

- While the above table illustrates the performance for year to date September 2020, it does not include any reduction for the necessary funding from Operations for Reserve Funds.
- During the Month of September, the total Revenue was 3% under budget due primarily to no income generated from Programs or Instruction activities. The expenses were 11% under budget due primarily to lower than budgeted expenses for Professional Fees and Facility Maintenance.
- For September, the Home Resales for the Month equaled 72 and the Year to Date Resales equal 815 which is 60 (7%) less than the prior year (page 9).

A



- The September 2020 Statement of Financial Position (p.2) reports the Total Net Assets to be \$30,553,964 which is a \$1,243,329 increase for the year (page 4).
- The cash on hand is \$881,517 (page 2). When, combined with Operational Cash Investments, total Operational Cash equals a total of \$4,290,200 cash which is a \$420,661 decrease for the month of September 2020.
- The Net Fixed Assets are \$17,482,841 which includes \$1,061,639 of Capital acquisitions during January through September 2020 (page 4).
- A summary of Capital Purchases is found on page 10 and a more detail listing is included on pages 11 through 13.
- Total Current Liabilities are \$2,418,330 (page 2).
- Designated Net Assets equal \$10,298,090 (detailed on pages 4 and 5) which reflects a net decrease of \$138,597 for the year to date. The Unrealized Gains/Losses year to date are a net gain of \$231,719 (page 5).
- The Statement of Activities (page 3) indicates that Total Revenue is \$8,093,951 which is 7% under budget and 4% less than the prior year.
 - September 2020 year to date Revenue negative variance can be found primarily in the Recreational Revenue category which is 43% under budget and Capital Revenue which is 14% under budget for the year to date.
- All Expense categories are all under budget for the first 9 months of 2020 and the total expenses are \$7,082,341 which is \$1,179,336 (14%) under budget and 8% less than the prior year.
- Covid related direct expense are \$89,864 through September 2021.
- The Gross Surplus for the year through August 2020 is \$1,011,610 which is \$589,794 better than budgeted (page 3).
- The Cash Requirements Report 2020 is included on page 7. These cash balances are projections only and is exclusively for the purpose of determining terms of investments. This report projects that the low point for GVR Cash will be November 2020 with \$3,145,066 Operating Cash on Hand which equals 101 days of Operating Cash and Cash Equivalents.



Green Valley Recreation, Inc.

CONSOLIDATED FINANCIAL STATEMENTS

The accompanying pages are the Financial Reports for September 30, 2020. The four

Statement of Financial Position.

This is also known as a Balance Sheet or the Statement of Net Assets.

Statement of Activities

Also known as an Income and Expense statement. This report shows the types of Income, the categories of expense and the unrealized Investment Market changes for the year to date. The bottom line in this report is the net for all the reserve accounts maintained by GVR.

Statement of Changes in Net Assets

This report displays the financial activity of the four reserves that make up the Net Assets of Green Valley Recreation. These reserves are:

Unrestricted - These net assets include the Fixed Assets (land, buildings and equipment), undesignated current assets less the current liabilities and deferred revenue items.

Emergency - Designated by the Board of Directors, this reserve is held to provide liquidity when needed for operational emergencies.

Maint - Repair - Replacement - designated by the Board of Directors, this reserve is the accumulation of assets in support of the Reserve Study which is mandated for Common Interest Realty Associations like Green Valley Recreation. Annual amounts are budgeted and transferred into this reserve for the purposes of the name of this reserve.

Initiatives - This reserve is designated by the Board of Directors to help with the funding for new programs that evolve from member interests and demands. Innovation in programming enables GVR to respond to member expectations.

Investment Portfolios

This report displays the market values of investments at the beginning of the year, the dollar amounts of changes that occurred from January 1st to the date of the financial statements. The unrealized gain or loss on market value changes is shown on a separate line to result in the market value of investments as of the reporting month end. The investments related to each of the Reserves (Unrestricted and Designated) are included in separate columns.



Green Valley Recreation, Inc. Statement of Financial Position

As of Date: September 30, 2020 and Dec 31, 2019

	September 30, 2020	Dec 31, 2019
	Total	Total
ASSETS		
Current Assets		
Cash/Cash Equivalents	881,517	2,505,270
Accounts Receivable	298,148	221,922
Prepaid Expenses	353,976	313,753
Unamortized Deferred Compensation	249,038	-
Designated Investments (Charles S./SBH)		
Emergency - Fund	891,401 (1)	880,329 (16)
MRR - Fund	7,851,429 (2)	7,055,756 (16)
Initiatives - Fund	1,555,260 (3)	2,500,602 (17)
Total Designated Investments (CS/SBK)	10,298,090 (4)	10,436,687 (18)
Undesignated Invest. (JP Morgan)	3,408,683 (5)	3,274,640 (19)
Investments	13,706,774 (6)	13,711,327 (20)
Total Current Assets	15,489,453	16,752,273
Fixed Assets		
Contributed Fixed Assets	18,017,085	17,593,785
Purchased fixed Assets	22,633,390	21,995,051
Sub-Total	40,650,474	39,588,836
Less - Accumulated Depreciation	(23,167,633)	(21,918,638)
Net Fixed Assets	17,482,841 (7)	17,670,198 (21)
Total Assets	32,972,294	34,422,471
LIABILITIES		
Current Liabilities		
Accounts Payable	435,423	494,370
Deferred Dues & Fees	1,690,306	4,331,532
Deferred Programs	43,563	285,935
Compensation Liability	249,038	-
Total Current Liabilities	2,418,330	5,111,837
TOTAL NET ASSETS	30,553,964 (8)	29,310,635 (22)
NET ASSETS		
Temporarily Designated:		
Board Designated:		
Emergency	891,401 (9)	880,329 (23)
Maint - Repair - Replacement	7,851,429 (10)	7,055,756 (24)
Initiatives	1,555,260 (11)	2,500,602 (25)
Sub-Total	10,298,090 (12)	10,436,687
Unrestricted Net Assets	19,012,544	18,873,948
Net change Year-to-Date	1,243,329 (13)	-
Unrestricted Net Assets	20,255,874 (14)	18,873,948
TOTAL NET ASSETS	30,553,964	29,310,635



Green Valley Recreation, Inc. Summary Statement of Activities

YTD Period: 9 month period ending September 30, 2020

FY Budget Period: Jan 1, 2020 - Dec 31, 2020

	PRIOR YEAR COMPARISON				BUDGET COMPARISON				Fiscal Year Budget	Remaining FY Budget
	2019 YTD Actual	2020 YTD Actual	Year to Year Variance	%	YTD Actual	YTD Budget	YTD Variance	%		
Revenue										
Member Dues	5,035,817	5,061,040	25,223	1%	5,061,040	5,037,844	23,196	0%	6,717,125	1,656,085
LC, Trans., Crd Fees.	593,154	470,319	(122,834)	(21%)	470,319	472,941	(2,622)	(1%)	618,000	147,681
Capital Revenue	1,789,612	1,754,324	(35,288)	(2%)	1,754,324	2,028,450	(274,126)	(14%)	2,535,200	780,876
Programs	181,656	121,628	(60,029)	(33%)	121,628	249,254	(127,626)	(51%)	336,000	214,372
Instructional	304,903	215,818	(89,086)	(29%)	215,818	342,320	(126,503)	(37%)	460,000	244,182
Recreational Revenue	486,560	337,445	(149,114)	(31%)	337,445	591,574	(254,129)	(43%)	796,000	458,555
Investment Income	234,321	210,455	(23,866)	(10%)	210,455	268,918	(58,463)	(22%)	377,651	167,196
Advertising Income	93,518	94,304	786	1%	94,304	86,744	7,561	9%	110,000	15,696
Cell Tower Lease Inc.	25,992	30,717	4,725	18%	30,717	24,471	6,246	26%	36,000	5,283
Comm. Revenue	119,510	125,021	5,511	5%	125,021	111,214	13,807	12%	146,000	20,979
Other Income	83,122	46,807	(36,315)	(44%)	46,807	96,307	(49,500)	(51%)	100,500	53,693
Facility Rent	52,930	24,627	(28,303)	(53%)	24,627	73,245	(48,619)	(66%)	100,000	75,373
Marketing Events	-	-	-	0%	-	3,000	(3,000)	(100%)	3,000	3,000
In-Kind Contributions	-	63,913	63,913	0%	63,913	-	63,913	0%	-	(63,913)
Other Revenue	136,052	135,347	(705)	(1%)	135,347	172,553	(37,206)	(22%)	203,500	68,153
Total Revenue	8,395,025	8,093,951	(301,074)	(4%)	8,093,951	8,683,494	(589,542)	(7%)	11,393,476	3,299,524
Expenses										
Major Proj.-Rep. & Maint.	534,756	217,039	317,717	59%	217,039	196,478	(20,560)	(10%)	265,148	48,109
Facility Maintenance	118,901	310,697	(191,796)	(161%)	310,697	568,175	257,478	45%	704,554	393,857
Fees & Assessments	36,117	(1,070)	37,187	103%	(1,070)	77,866	78,936	101%	78,716	79,786
Utilities	679,700	552,143	127,557	19%	552,143	680,715	128,571	19%	892,031	339,888
Depreciation	1,246,175	1,248,996	(2,820)	(0%)	1,248,996	1,366,038	117,043	9%	1,869,644	620,648
Furniture & Equipment	219,892	123,945	95,946	44%	123,945	176,936	52,991	30%	264,764	140,819
Vehicles	53,117	42,139	10,978	21%	42,139	61,024	18,885	31%	73,624	31,485
Facilities & Equipment	2,888,657	2,493,889	394,769	14%	2,493,889	3,127,233	633,344	20%	4,148,481	1,654,592
Wages, Benfts., PR Exp.	3,371,346	3,292,237	79,109	2%	3,292,237	3,373,611	81,374	2%	4,616,520	1,324,283
Conferences & Training	31,426	12,983	18,442	59%	12,983	49,685	36,702	74%	88,000	75,017
Personnel	3,402,772	3,305,221	97,551	3%	3,305,221	3,423,296	118,076	3%	4,704,520	1,399,300
Food & Catering	25,405	19,162	6,243	25%	19,162	30,988	11,826	38%	45,031	25,869
Recreation Contracts	415,874	308,903	106,971	26%	308,903	518,464	209,561	40%	632,750	323,847
Bank & Credit Card Fees	74,250	67,259	6,991	9%	67,259	88,275	21,016	24%	96,146	28,887
Program	515,528	395,324	120,204	23%	395,324	637,726	242,403	38%	773,927	378,603
Communications	69,729	81,903	(12,174)	(17%)	81,903	78,194	(3,709)	(5%)	104,149	22,246
Printing	48,896	40,170	8,726	18%	40,170	49,982	9,812	20%	94,497	54,327
Advertising	-	630	(630)	0%	630	5,000	4,370	87%	5,000	4,370
Communications	118,626	122,703	(4,078)	(3%)	122,703	133,176	10,473	8%	203,646	80,943
Supplies	198,609	135,740	62,869	32%	135,740	265,256	129,516	49%	344,127	208,387
Postage	9,422	8,664	759	8%	8,664	6,439	(2,224)	(35%)	18,500	9,836
Dues & Subscriptions	11,347	6,635	4,712	42%	6,635	6,028	(607)	(10%)	8,102	1,467
Travel & Entertainment	5,954	4,768	1,186	20%	4,768	7,413	2,645	36%	16,580	11,812
Other Operating Expense	62,965	188,397	(125,432)	(199%)	188,397	129,785	(58,612)	(45%)	178,260	(10,138)
Operations	288,297	344,203	(55,907)	(19%)	344,203	414,921	70,717	17%	565,568	221,365
Information Technology	54,464	54,079	385	1%	54,079	48,431	(5,648)	(12%)	114,900	60,821
Professional Fees	204,308	139,067	65,241	32%	139,067	229,121	90,054	39%	311,749	172,682
Commercial Insurance	212,911	227,747	(14,836)	(7%)	227,747	224,775	(2,971)	(1%)	280,000	52,253
Taxes	15,489	109	15,380	99%	109	4,998	4,889	98%	18,000	17,891
Provision for Bad Debt	23,336	-	23,336	100%	-	18,000	18,000	100%	24,000	24,000
Corporate Expenses	510,507	421,001	89,506	18%	421,001	525,325	104,324	20%	748,649	327,647
Expenses	7,724,387	7,082,341	642,045	8%	7,082,341	8,261,678	1,179,336	14%	11,144,791	4,062,450
Gross surplus(Rev-Exp)	670,638	1,011,610	340,972	51%	1,011,610	421,816	589,794	140%	248,685	(762,925)
Net Gains & Losses on Investments	507,979	231,719	(276,260)		231,719	-	231,719		-	(231,719)
Net from Operations	1,178,618	1,243,329	64,711	5%	1,243,329	421,816	821,513	195%	248,685	(994,645)



Green Valley Recreation, Inc.
Statement of Changes in Net Assets
As of Date: September 30, 2020 and Dec 31, 2019

	Totals	Unrestricted		Emergency Reserve Fund	Maint - Repair - Replacement Reserve Fund	Initiatives Reserve Fund
		Unrestricted	Fixed Assets			
Net change in net assets-GVR	1,243,329 (13)	1,243,329	-	-	-	-
Transfers between unrestricted and reserves:						
Reserve Study Allocation	-	-	-	-	-	-
Principal Transfers	-	(1,378,258)	-	-	1,009,542	368,716
Depreciation	-	1,248,996	(1,248,996)	-	-	-
Purchase & Contributed Fixed Assets	-	(326,518)	1,061,639	-	(345,554)	(389,567)
Withdrawals	-	1,320,102	-	(15,000)	(292,500)	(1,012,602)
Allocations of Net Change components:						
Investment income	-	(185,194)	-	9,407	136,851	38,936
Investment Expenses	-	48,296	-	(3,368)	(34,436)	(10,491)
Unrealized Gains (Losses) on Market	-	(401,470)	-	20,033	321,771	59,666
Repairs and replacements	-	-	-	-	-	-
Net Change to September 30, 2020	1,243,329 (13)	1,569,283	(187,357)	11,072	795,674	(945,342)
Net Assets at, Dec 31, 2019	29,310,635 (22)	1,203,749	17,670,198 (21)	880,329 (23)	7,055,756 (24)	2,500,602 (25)
Net Assets as at, September 30, 2020	30,553,964 (8)	2,773,032	17,482,841 (7)	891,401 (9)	7,851,429 (10)	1,555,260 (11)
		20,255,874 (14)		10,298,090 (12)		

Footnotes refer to Statement of Financial Position and Statement of Activities

4

4



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

	Totals	Unrestricted	Emergency Reserve Fund	Maint - Repair - Replace Reserve Fund	Initiatives Reserve Fund
Balance Dec 31, 2019 (at Market)	13,711,327 (20)	3,274,640 (19)	880,329 (15)	7,055,756 (16)	2,500,602 (17)
Changes since Jan 1, 2019:					
Principal additions	2,648,268	1,270,010	-	1,009,542	368,716
Investment income	218,978	33,783	9,407	136,851	38,936
Withdrawals	(3,055,223)	(1,000,000)	(15,000)	(638,054)	(1,402,169)
Investment Expenses	(48,296)	-	(3,368)	(34,436)	(10,491)
Net Change for 9 Months	(236,273)	303,793	(8,961)	473,903	(1,005,008)
Balance before Market Change at September 30, 2020	13,475,055	3,578,434	871,368	7,529,659	1,495,594
9 months Change in Unrealized Gain/(Loss)	231,719 (26)	(169,750)	20,033	321,771	59,666
Balance at September 30, 2020 (at Market)	\$ 13,706,774 (6)	3,408,683 (5)	891,401.13 (1)	7,851,429 (2)	1,555,260 (3)

10,298,090 (12)

Footnotes refer to Statement of Financial Position and Statement of Activities

4

5

9/30/2020 Board Meeting Monitoring Report: Governance Style

3.1.1 Focus of all board discussions and issues have been outward/future-oriented

All the time	1	9.1%
Most of the time	7	63.6%
Some of the time	3	27.3%
None of the time	0	0.0%

Some decisions were too detailed.

Board discussion is often short sighted, that is geared toward reactive measures, rather than leading measures.

Most committee reports focused on future or present/future

3.1.2 Diversity in opinion has been encouraged and expressed

All the time	4	36.4%
Most of the time	4	36.4%
Some of the time	3	27.3%
None of the time	0	0.0%

I don't believe differing views are encouraged & are often dismissed as inconsequential.

pretty good with opinions

I often see facial expressions, and audible groaning if a director disagrees with a certain point of view. How does that encourage diversity?

Respectful dialogue between/among directors with opposing views.

3.1.3 Board discussions were strategic and proactive in nature

All the time	1	9.1%
Most of the time	4	36.4%
Some of the time	5	45.5%
None of the time	1	9.1%

not a lot of strategic decisions

It's hard to make a case that this board has led in anything thus far. I can't think of any significant policy development.

While many of the reports were future/present/future oriented a good positive exception toward strategic planning regarding FAC and reserve funding

3.1.4 Board was clear on the differences between its role and the CEO's role

All the time	0	0.0%
Most of the time	4	36.4%
Some of the time	6	54.5%
None of the time	1	9.1%

We're improving

I believe the lines are unclear as to the authority of the board and/or staff.

AO buildout is CEO role. Mask rules are CEO's

Since we have really not developed any real policy, it would be hard to see a difference in roles. I actually feel we have mixed up the roles, and given policy decisions to the interim CEO. Can you point to any written "reasonable interpretation," followed by a board response of approval?

Directors often confused their roles with that of CEO role. Positive

3.1.5 Board decisions were made as a group.

All the time	6	54.5%
Most of the time	3	27.3%
Some of the time	2	18.2%
None of the time	0	0.0%

This question confuses me because all decisions are made by the majority, so if the the majority is a "group" then yes, board decisions are made by a group

good job even not always unanimous

Whatever minor board decisions we're made, such as spending approvals.

Agenda items voted upon, no ongoing discussions following the vote. The exception was the item on masks where the majority of the group indicated support, while a few did not and struggled to accept group consensus (even though a vote was not asked for)

3.1.6 Relevant board policies were referenced and/or used to frame discussions

All the time	1	9.1%
Most of the time	4	36.4%
Some of the time	6	54.5%
None of the time	0	0.0%

Very rarely. Last year was far superior in this

We don't always reference CPM and rarely use PG referenced

The FAC discussion would be a good example. However it seems directors more often default to their past work experiences rather than professional experienced advice. In fact in almost every board meeting there is criticism regarding the use of legal advice that we are directed by our CPM to use. A good example is referring to the criticism of the Browning Reserve Study, as if we have some insight to how these recommendations are arrived at.

CPM noted when CPM changed requested. PGM noted, especially monitoring report (cost of governance monitoring), and to help delineate board/CEO roles. Other times, policies vaguely referenced but not spelled out in preparing to frame a discussion

Opportunities to Improve

- 1 Treat all Directors equally
- 2 Probably should have frank discussion on how policy and operations differ.
- 3 We had a lot of good discussion. We need to continue to supply lots of
- 4 Board struggles with role delineation between self and CEO

Possible policy changes

- 1 No recommendation at this time.

Actions required

- 1 Board to hold board members accountable for role delineation when overstepping into CEO territory



FY 2021 FEES

	RATE	Difference 2020-21
ANNUAL DUES		
Annual Assessment (2.4% increase)	\$ 505	(+ \$12)
LIFE CARE MEMBER (Annual Fee)		
Annual assessment for former GVR Members residing in a residential care facility in the greater Green Valley area. (2.4%)	\$ 505	(+ \$12)
INITIAL FEE		
Charged when there is a voluntary purchase of a home within GVR established boundaries that is not GVR deed restricted and an agreement to deed restrict the property for the initial fee, transfer fee and pro-rated dues is signed. (4.8%)	\$2,543	(+ \$116)
PROPERTY ACQUISITION CAPITAL FEE (PACF)		
Charged when there is a transfer of title to a GVR Membership property. The Member is entitled to a refund of the Property Acquisition Capital Fee if the titleholder(s) own a single GVR membership property, and held title to a single GVR membership property within 365 days. (3.8%)	\$2,716	(+ \$100)
TRANSFER FEES		
Charged whenever title to a GVR property is changed in addition to the Initial Fee or NMCD/PACF.	\$ 400	(+ \$50)
TENANT FEES (Per person)		
Charged when an individual leases and pays rent to a GVR Member for use of a GVR property:		
• 1-7-day tenant card	\$ 25	(+ \$5)
• 2-week tenant card	\$ 35	(+ \$5)
• 1-month tenant card	\$ 50	(+ \$10)
• 2-month tenant card	\$ 85	(+ \$10)
• 3-month tenant card	\$ 125	(+ \$10)
• 4-12-month tenant card	\$ 155	(+ \$5)



2021 Budget

		2019	2020	2021		
		1..12	1..12	Budget	2021 Budget v 2020 Budget	
		Actuals	Budget			
Revenue	Member Dues	6,712,673	6,717,125	6,930,115		
	LC, Trans., Crd Fees.	777,911	618,000	789,834		
	Capital Revenue	2,423,079	2,535,200	2,518,147		
	Membership Revenue	9,913,663	9,870,325	10,238,096	367,771	3.7%
	Programs	251,200	336,000	260,953		
	Instructional	408,797	460,000	206,133		
	Recreational Revenue	659,997	796,000	467,086	(328,914)	-41.3%
	Investment Income	355,625	377,651	286,746	(90,905)	-24.1%
	Advertising Income	129,559	110,000	71,257		
	Cell Tower Lease Inc.	38,378	36,000	38,378		
	Comm. Revenue	167,937	146,000	109,635	(36,365)	-24.9%
	Other Income	91,492	100,500	91,433		
	Facility Rent/Leases	72,017	100,000	16,000		
	Marketing Events	-	3,000	-		
	Other Revenue	163,509	203,500	107,433	(96,067)	-47.2%
Total Operating Revenue	11,260,731	11,393,476	11,208,996	(184,480)	-1.6%	
Expenses	Major Proj.-Rep. & Maint.	597,466	265,148	598,359		
	Facility Maintenance	160,960	704,554	254,620		
	Fees & Assessments	37,629	78,716	42,919		
	Utilities	871,509	892,031	865,734		
	Depreciation	1,603,077	1,869,644	1,810,173		
	Furniture & Equipment	255,750	264,764	189,667		
	Vehicles	67,644	73,624	70,112		
	Facilities & Equipment	3,594,036	4,148,481	3,831,584	316,897	7.6%
	Wages, Benfts., PR Exp.	4,713,352	4,616,520	5,384,349		
	Conferences & Training	38,318	88,000	45,563		
	Personnel	4,751,669	4,704,520	5,429,912	(725,391)	-15.4%
	Food & Catering	37,374	45,031	50,621		
	Recreation Contracts	556,121	632,750	391,912		
	Bank & Credit Card Fees	94,119	96,146	94,119		
	Program	687,614	773,927	536,652	237,274	30.7%
	Communications	94,690	104,149	107,185		
	Printing	94,837	94,497	105,170		
	Advertising	-	5,000	-		
	Communications	189,526	203,646	212,355	(8,709)	-4.3%
	Supplies	251,979	344,127	264,531		
	Postage	15,965	18,500	18,258		
	Dues & Subscriptions	12,820	8,102	15,558		
	Travel & Entertainment	8,065	16,580	14,912		
	Other Operating Expense	91,557	178,260	249,238		
	Operations	380,386	565,568	562,496	3,072	0.5%
	Information Technology	64,849	114,900	86,509		
	Professional Fees	293,818	311,749	229,577		
	Commercial Insurance	273,075	280,000	287,000		
	Taxes	20,367	18,000	20,367		
Provision for Bad Debt	33,925	24,000	-			
Corporate Expenses	686,034	748,649	623,454	125,195	16.7%	
Total Operating Expenses	10,289,265	11,144,791	11,196,453	(51,662)	-0.5%	
Net	Gross surplus(Rev-Exp)/ Net Cash Flow	971,466	248,685	12,543		
	Unrea. Gain/Loss on Invest.	724,387	-	-		
	Accrual Basis Net from Operations	1,695,853	248,685	12,543		
Adj. to Cash Basis	Subtract:					
	Non-Reserve Capital Projecs			(205,000)		
	New Capital Purchases - paid directly from MRR			-		
	Income From Reserve Funds			(234,482)		
	Reserved Funding/Initiatives			(507,317)		
	Major Facility Replacement Funding			(169,553)		
	Reserved Funding/MRR			(1,048,192)		
	Cash Basis Changed in Net Assets Net of Reserved			(2,152,000)		
	Add Back:					
	MRR Operating Expenses.			259,034		
	Depreciation			1,810,173		
Expenses from Reserve Funds			82,792			
Cash Basis Net Surplus (Deficit)			-			



**Board of Directors
October 28, 2020**

EXHIBIT

**Board Affairs Committee
Approved October 8, 2020**

**Recommendation for Changes to Corporate Policy Manual (CPM)
Section II. Subsection 3. C. Annual Dues Installment Payment Plan**

Overview:

After legal review by GVR Corporate Attorney Wendy Ehrlich, the Board Affairs Committee met on October 8, 2020, and approved recommendations for revisions to the Corporate Policy Manual (CPM) Section II. Membership.

Recommendation:

Board Affairs Committee recommends the Board of Directors amend the Corporate Policy Manual (CPM) as follows:

**CORPORATE POLICY MANUAL
SECTION II – MEMBERSHIP
SUBSECTION 3. ANNUAL DUES, ANNUAL DUES INSTALLMENT
PAYMENT PLAN, INITIAL FEES, FEES FOR SERVICES (updated
9/25/2018)**

C. Annual Dues Installment Payment Plan

- ~~1. Members will be notified that if they have difficulty making the single payment they can request and submit a payment plan request form.~~
- ~~2. There will be a \$10.00 set up fee due at the time the payment plan is set up.~~
- ~~3. There will also be a \$24.00 payment plan fee charged over the period of the plan.~~
1. Payment plans are available to Members who prefer to pay annual dues in monthly installments rather than in one lump sum, subject to the limitation in (3) below.
2. The fees for setup and administrative costs associated with a payment plan will be established by the Board.
3. A GVR property must be owner-occupied in order to qualify for a payment plan.