



MINUTES

BOARD OF DIRECTORS REGULAR MEETING

Wednesday, October 27, 2021
West Center Auditorium / Zoom

Directors Present: Mike Zelenak (President), Nina Campfield (Vice President), Ted Boyett (Secretary), Donna Coon (Treasurer), Mark McIntosh (Assistant Secretary), Randy Howard (Assistant Treasurer), Kathi Bachelor, Carol Crothers, Christine Gallegos, Connie Griffin, Bart Hillyer, Bev Lawless, Scott Somers (non-voting)

Staff Present: David Jund (Facilities Director), Nanci Moyo (Administrative Supervisor), David Webster (CFO), Natalie Whitman (Communications Manager), Kris Zubicki (Recreation Services Director)

Visitors: 41 (includes additional staff)

1. Call to Order / Roll Call – Establish Quorum

The President being in the chair and the Secretary being present.

President Zelenak called the meeting to order at 2:00pm MST. Secretary Boyett called the roll; quorum established.

2. Adopt Agenda

The Agenda did not include two motions requested by Director Crothers. President Zelenak apologized for the oversight and will add this request to the December 15 Regular Board Meeting.

There was a request to remove New Business 6.C. and bring it back to the Board at the December 15 Regular Board Meeting.

MOTION: Director Gallegos moved, seconded to adopt the Agenda as amended.

Passed: unanimous

3. CEO Report

- 2022 Board Election Candidate Applications opens on Friday, October 29. The application will be posted on the Election page of the GVR website and available at the CSA desk at Canoe Hills, Las Campanas, West Center Box Office, and the Administrative Offices. Applications are due on November 19, 2021, at 4:00pm, MST.
- 2022 Member Assistance Program (MAP) applications are available on the GVR website and printed copies will be available at Canoe Hills, Las Campanas, and West Center Box Office. Members who received MAP benefits last year will receive an application packet via email or postal mail. Applications are due by November 30, at 4pm, MST.
- Casa Paloma 2 swimming pool heater is malfunctioning and a part is on order.
- Desert Hills locker showers' hot water will be off November 3 until noon. There is a heater problem that is being fixed.
- Casa Paloma 1 pool and spa will open late November 10 to install anchors for the lift chair.

- West Center tennis courts 3,4,5,6 will be closed November 1 and will reopen November 4. The height of the fencing will be increased.
- Continental Vista has refreshed the deck chairs with new covers.
- West Center Auditorium will host Farofa, Brazilian and World Music group, November 2, at 7pm.
- West Center Auditorium will host a benefit concert with the Green Valley Stage Band for the Food Drive October 28, at 7pm.

4. President Report

- Code of Conduct was reviewed for the Board and the Membership.
- Public Censure of Carol Crothers' behavior at an Executive Session Board meeting violated the GVR Member Code of Conduct and the Board of Director's Code of Conduct as set forth in the Corporate Policy Manual (CPM).

5. Consent Agenda

Director Campfield asked to remove the October 20 meeting minutes from the Consent Agenda to allow for the Amended Motion to be stated in the minutes.

MOTION: Director Boyett moved, seconded to approve the Consent Agenda as presented:

- **Board of Directors Regular Meeting Minutes: August 25, 2021**
- **Board of Directors Regular Meeting Minutes: September 22, 2021**
- **Board of Directors Work Session Minutes: October 13, 2021**
- ~~**Board of Directors Special Meeting Minutes: October 20, 2021**~~
- **Financial Statements: August 2021**
- **Financial Statements: September 2021**

Passed: unanimous

6. New Business

A. **Approval of Proposed Operations & Capital Budget, Five-Year Capital Plan and 2022 Fee Schedule**

Fiscal Affairs Committee (FAC) Chair Donna Coon reported a Board Work Session was held on October 13 to present the budget and fee schedule to the Board and membership. On October 19 at the FAC meeting two motions were passed: Motion 1 - FAC recommends to the Board of Directors to amend the 2022 Fee Schedule to include a \$100 increase in the Property Acquisition Capital Fee and Initial Fees, and a \$50 increase in Transfer Fees. Motion 2 - FAC recommends to the Board of Directors to approve the 2022 total budget which includes the 2022 Operations and Capital Budgets, the 2022 Fee Schedule amended by FAC, and the 2022 Non-reserve Capital budget. These motions passed unanimously. There is an option to pass the proposed 2022 Budget with or without the fee increase.

CFO David Webster summarized the two versions of the Budget: 1) The 2022 Initial Proposed Budget and 2) The 2022 FAC Recommended Budget.

MOTION: Director Coon moved, seconded to approve the FAC Recommended 2022 Operations and Capital Budget, Five-Year Capital Plan, and corresponding Fee Schedule.

MOTION TO AMEND: Director Campfield moved, seconded to amend the motion by removing the Five-Year Capital Plan/Long-Term Capital Project Plan.

Failed: 5 yes (Campfield, Boyett, Zelenak, Griffin, Howard) / 7 no

SECOND MOTION TO AMEND: Director Gallegos moved, seconded to amend changing the name to Long-Term Capital Funding Projections.

Passed: 9 yes / 3 no (Hillyer, Crothers, Bachelor)

Amended Motion Passed: unanimous

Amended Motion: Approve the FAC Recommended 2022 Operations and Capital Budget, Long-Term Capital Funding Projections, and corresponding Fee Schedule.

B. Award of Contract for East Center Pool Project

Facility Director David Jund reviewed the East Center Pool replacement with the value engineering options to bring the total below \$1 million. Lengthy discussion.

MOTION: Director Campfield moved, seconded to authorize the CEO to accept the bid from Cimmaron Circle Construction Company to build the East Center Pool with the original design, at a cost not to exceed \$1,130,654.

Passed: 10 yes / 2 no (Griffin, McIntosh)

~~C. CPM Amendments: Section II.3 and 4~~

D. CPM Amendments: Section V.2.

MOTION: Director Coon moved, seconded to approve the Corporate Policy Manual (CPM) changes attached to amend Section V. Subsection 2. and to create a new CPM section in Appendix I. Subsection 7. – Reserve Study Policy.

Passed: unanimous

E. Election – Telephone Voting

The Vote-Now election service has telephone voting available as part of the GVR contract.

MOTION: Director McIntosh moved, seconded to approve Telephone Voting for GVR Members in the Vote-Now contract along with Paper Ballots and Email Voting.

Passed: unanimous

F. Approval to Submit GVRF Request for Funding for MAP

MOTION: Director McIntosh moved, seconded to approve to submit a grant request to GVR Foundation (GVRF) in the amount of \$25,000 each year for the next three (3) years for the Member Assistance Program (MAP).

Passed: unanimous

GVRF has a fundraiser at Mod Pizza on November 9, from 4 – 8pm. GVRF receives 20% on sales at Mod Pizza for that evening. There will be a code in the eBlast for the public to use.

G. Quarterly Financial Presentation

CFO David Webster presented the third quarter financials.

Recess: At 4:10pm

Reconvened: At 4:15pm

Director Hillyer moved, seconded that Director Crothers be permitted to submit a written response to the censure that was read earlier and that her response be appended to the minutes of this meeting.

Declined by the President.

7. Committee Reports

- A. Audit –no report
- B. Board Affairs - no report
- C. Fiscal Affairs - no report
- D. Investments - Committee Chair Lawless reported (received and placed on file).
- E. Nominations & Elections - Committee Chair McIntosh reported (received and placed on file).
- F. Planning & Evaluation - Committee Chair Boyett reported (received and placed on file).

8. Member Comments - 4

9. Adjournment

MOTION: Director Campfield moved, seconded to adjourn the meeting at 4:20pm MST.

Passed: unanimous