



AGENDA

BOARD OF DIRECTORS MEETING

Wednesday, December 15, 2021 - 2pm
West Center Auditorium / Zoom

Directors: 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)

<u>AGENDA TOPIC</u>	<u>PRESENTER</u>	<u>EXHIBIT</u>	<u>ACTION</u>
1. Call to Order / Roll Call – Establish Quorum	Zelenak		
2. Adopt Agenda	Zelenak	Y	Y
3. CEO Report	Somers		
4. Consent Agenda	Zelenak	Y	Y
A. Minutes:			
▪ BOD Special Meeting: October 20, 2021			
▪ BOD Regular Meeting Minutes: October 27, 2021			
▪ BOD Special Meeting: December 6, 2021			
▪ BOD Work Session: December 6, 2021			
B. Approve Record Date	Boyett		
C. Rescind Telephone Voting Motion	Boyett		
D. IPS Policy for Operating Cash	Lawless		
E. IPS Policy for MRR-B Pools & Spas	Lawless		
F. Approve Fraud Policy	Griffin		
G. Appointment of N&E Chair - Director Ted Boyett	Zelenak		
5. New Business			
A. Approve Funding and Transfers to MRR-B Pools and Spas Account	Coon	Y	Y
B. CPM Amendment to Section II, Subsection 3 and 4	Campfield	Y	Y
C. Recommend Amended and Restated Bylaws Motion	Campfield	Y	Y
D. Revised CPM Organizational Structure	Campfield	Y	Y
E. Facility Operation/Organization (Canoa Hills Clubhouse/WC & Desert Hills Shuffleboard), P&E Recommendations, and Survey Results	Jund	Y	Y
F. Potential future GVR policy seeking to fund non-philanthropic capital projects	Griffin	Y	Y

6. Committee Reports

- A. Audit
- B. Board Affairs
- C. Fiscal Affairs
- D. Investments
- E. Nominations & Elections
- F. Planning & Evaluation

Griffin
Campfield
Coon
Lawless
Boyett
Boyett

7. Member Comments

8. Adjournment

NOTICE OF ACTION WITHOUT MEETING: The Board of Directors approved the corrected tenant fees on the Fee Schedule via email unanimous consent on October 28, 2021.



MINUTES

BOARD OF DIRECTORS SPECIAL MEETING

Wednesday, October 20, 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)

Visitors: 18

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

MOTION: Director Boyett moved, seconded to adopt the Agenda as presented.

Passed: unanimous

3. New Business

A. Award of Contract for East Center Pool'

MOTION: Director Howard moved, seconded to authorize the CEO to proceed with negotiations with one or both of the contractors who submitted bid proposals in order to reach an all-in total contract amount of less than \$1 million through value engineering or reasonable scope of work changes that will not change the character or the usage of the pool as designed within 30 days.

Facilities Director David Jund reviewed the history and current contract proposals for the East Center Pool. The Board held a discussion on the East Center Pool.

MOTION TO AMEND: Director Campfield amended the motion, seconded to ask for value engineering from both bidders and they provide the specific cost for each item and staff would bring back to the Board with its recommendation as to which items should be eliminated and/or kept.

Motion to Amend Passed: 8 yes / 4 no (Bachelor, Coon, Crothers, Hillyer)

Members provided comments on the award of contract for the East Center Pool.

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

Amended Motion: Authorize the CEO to proceed with negotiations with one or both of the contractors who submitted bid proposals in order to reach an all-in total contract amount of less than \$1 million through value engineering or reasonable scope of work changes that will not change the character or the usage of the pool as designed within 30 days and ask for value

engineering from both bidders and they provide the specific cost for each item and staff would bring back to the Board with its recommendation as to which items should be eliminated and/or kept.

4. Member Comments - 5

5. Adjournment

MOTION: Director Howard moved, seconded to adjourn the meeting at 3:24pm MST.

Passed: unanimous

DRAFT



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 Affair 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) / 6 no / 1 abstain (Bachelor)

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**



MINUTES

BOARD OF DIRECTORS SPECIAL MEETING

Monday, December 6, 2021

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: Nanci Moyo (Administrative Supervisor), Kris Zubicki (Recreation Services Director)

Visitors: 20

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 1:03pm MST. Secretary Boyett called the roll; quorum established.

2. Adopt Agenda

MOTION: Director Bachelor moved, seconded to adopt the Agenda as presented.

Passed: 11 yes / 1 no (Gallegos)

Director Gallegos objected to this meeting stating: This Special Meeting is completely contrary to Robert's Rules of Order regarding Special Meeting requirements, which are if something urgent comes up that must be dealt with before the next regular meeting; a particular matter is important enough that it needs to be the exclusive reason for the entire meeting; the urgent matter is clearly identified at the time the meeting is called; or, per GVR CPM, my interpretation is it must be a special circumstance, not because our 12/15 meeting agenda was full. If the argument stands that the President and Vice President need a special circumstance but any two directors can call a Special Meeting for ANY REASON, I am requesting a director join me in calling for a Special Meeting to discuss Special Meeting criteria or any other topics we decide to include on the agenda. I'm sure we can come up with a few things we've been wanting to get off our chests. I am also asking that my objection be included in the minutes.

3. New Business

A. Preparation and Presentation of the pros and cons of adopting the Proposed Bylaws Changes

MOTION: Director Crothers moved, seconded the Board task the GVR CEO with taking primary responsibility for preparing and presenting to GVR members the pros and cons of adopting the proposed Bylaw changes.

For the record, CEO Scott Somers said he has not been a part of the developments of this proposal or motion before the Board.

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

- B. No GVR funds be expended in 2021 for the services of GVR Attorney Wendy Ehrlich, if said services relate to the preparation or exposition of the changes to GVR's Bylaws currently pending.
MOTION: Director Crothers moved, seconded that no more GVR funds be expended in 2021 for the services of GVR Attorney Wendy Ehrlich, if said services relate to the preparation or exposition of the changes to GVR's Bylaws currently pending.

Call the question: Director Boyett.

Passed: 10 yes / 2 no (Bachelor, Hillyer)

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

- C. Correct CPM Language regarding the payment of new member fees when changing a member's primary residence.

MOTION: Director Crothers moved, seconded that the present Board endorse the long-standing practice that a member should only have to pay a new member fee once, even though they change their primary residence (within a 12-month period). The CPM language and administrative procedures should be corrected immediately to reflect the Board and previous CEO's understanding that a member should have to pay only one new member fee (or property acquisition fee) for their primary residence if they changed homes within a 12-month period. Owning additional properties should not make a difference.

Motion Failed: 6 no / 5 yes (Bachelor, Coon, Crothers, Griffin, Hillyer) / 1 abstain

- D. Staff provide an accounting of the legal fees paid to Wendy Ehrlich's legal firm for the period of the years 2020 and 2021 to date.

MOTION: Director Bachelor moved, seconded staff provide an accounting of the legal fees paid to Wendy Ehrlich's legal firm for the period of the years 2020 and 2021 to date. Said fees to be separated by requesting persons, i.e.: President, Vice President, CEO and Committee Chairperson(s), with combined amounts for each title, by year.

MOTION TO AMEND: Director Gallegos moved, seconded to include all GVR fees, cost, and expenses incurred in respect to legal, accounting, and consulting services beginning 2018 til present. This would include, but not be limited to, Attorney Wendy Ehrlich, Jim Jutry, Randall Evans, as well as Regier Carr and Monroe LLP, CPA, and Brown Dog Consulting.

Motion to Amend Passed: unanimous

Amended Motion Passed: unanimous

APPROVED AMENDED MOTION: *Staff provide an accounting of all GVR fees, cost and expenses incurred in respect to legal, accounting, and consulting services beginning 2018 til present. This would include, but not be limited to, Attorney Wendy Ehrlich, Jim Jutry, Randall Evans, as well as Regier Carr and Monroe LLP, CPA, and Brown Dog Consulting. Said fees to be separated by requesting persons, i.e.: President, Vice President, CEO and Committee Chairpersons, with combined amounts for each title, by year.*

- E. CEO Single Point of Contact for GVR legal matters

MOTION: Director Crothers moved, seconded to have one point of contact for GVR legal matters. The CEO is responsible "to monitor and ensure compliance with federal and state laws, Pima County regulations and ordinances, and GVR's Articles of Incorporation, Bylaws, Corporate Policy Manual, and Corporate Operations Manuel" (from P.53 of CPM). As the responsible party and to

provide continuity across ever changing Boards, the CEO should be the single point of contact with the corporate attorney. The President or Vice President of the Board may contact the corporate attorney to gain clarification of board policy decisions or when the CEO is incapacitated. The Board President is the authorized contact with a GVR attorney when the board is dealing with contractual arrangements with the CEO.

For the record, CEO Scott Somers said he did not participate with any Board members for research or crafting for Item E.

Motion Failed: 8 no / 4 yes (Bachelor, Coon, Crothers, Hillyer)

- F. Add Director Crothers' statement to the October Board Minutes for the public censure.

MOTION: Director Crothers moved, seconded that her statement regarding President Zelenak's announcement of her public censure be added to the October Board Minutes. Director Crothers was not allowed to respond during the regular meeting, but did read her statement during member comments. Since member statements are not normally included in the minutes, she asked that her statement, as a duly elected Director, be added to the minutes.

MOTION TO AMEND: Director Gallegos moved, seconded to include Director Crothers' statement regarding her censure in the appropriate Executive Session Minutes in lieu of the regular meeting minutes of October 27.

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

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

APPROVED AMENDED MOTION: *Director Crothers' statement regarding President Zelenak's announcement of her public censure be added to the appropriate Executive Session Minutes in lieu of the regular meeting minutes of October 27.*

4. **Member Comments** – Member comments were answered during the meeting.

5. **Adjournment**

**MOTION: Director Campfield moved, seconded to adjourn the Special Meeting.
Passed: unanimous**



MINUTES

BOARD OF DIRECTORS WORK SESSION

Monday, December 6, 2021

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), Kris Zubicki (Recreation Services Director)

Visitors: 18

AGENDA TOPIC

Called to Order at 2:40pm

- 1. Greater Green Valley Community Foundation (GGVCF), Executive Director Michelle Phillips, recent advertising policy changes that affect local organizations.**

Executive Director Michelle Phillips shared a brief history and mission for the GGVCF. The request from GGVCF is a community-building strategy that links the community, non-profits, and charity organizations.

GVR would like to have a work group to study this further and bring ideas to the table.

- 2. Discuss Board email issues - IT capabilities regarding limited outgoing emails from the Board.**

The Board discussed Board emails and the need to limit discussions through emails due to a possibility of a quorum forming.

A possible solution is Information Technology (IT) Department creating rules on Outlook to limit emails and the responses.

Board Affairs can review the CPM section on Board Emails and come back to the Board with any changes and solutions.

- 3. The N&E Committee would like to discuss the Candidate Forum questions in a closed format without other Board Directors not on the committee and only committee members. N&E will ask the BOD for clarification and direction on two related topics to discuss at the Work Session in December: 1) holding a closed meeting to discuss questions for candidates with committee members only, and 2) is any committee or subcommittee**

allowed to close a meeting to only committee members and under what circumstances.

The Board discussed whether to have closed meetings for the N&E Committee to discuss candidate questions and if other committees have closed meetings with committee members only. Having the N&E discuss the candidate questions for forums in a closed meeting is to not show bias to any of the candidates as questions are chosen. This topic needs more discussion and resolution at a future meeting.

4. Facility Operation/Organization (Canoa Hills Clubhouse/WC & Desert Hills Shuffleboard), P&E Recommendations and Survey Results.

The P&E Committee is tasked to look at the facilities operation and organization regarding Canoa Hills Clubhouse, West Center and Desert Hills, and the Fiscal Affairs Committee (FAC) is tasked with the funding of proposed facilities.

The presentation reviewed the survey from the membership with these highlights:

- Nearly 90 percent approved of updating and expanding the Desert Hills and Canoa Hills Fitness Centers;
- 75 percent agreed with improving space for a cramped club by renovating the lower level into a dedicated space for the Glass Arts Club;
- Upper level of the Canoa Hills Clubhouse had a 50/50 percent split for improving space for a cramped club or having a social gathering place with a café/coffee;
- Nearly 85 percent would like the West Center shuffleboard courts repurposed to an Industrial Arts Center with enhanced shuffleboard courts at Abrego South with picnic areas and restrooms.
- Plan A recommendations from P&E and the staff include:
 - Desert Hills repurpose the shuffleboard courts and billiards to an expanded larger fitness center;
 - A West Center Industrial Arts Complex would include Glass Arts, Metal Arts, consolidated Lapidary which would allow the Woodworking to expand at West Center and Ceramics could move into the Desert Hill Lapidary space or even the under-utilized space at Santa Rita Springs;
 - Possible social gathering space at West Center courtyard/lobby or upper story of the Canoa Hills Clubhouse;
 - Expand the billiards in the basement of the Clubhouse.

Possible financing for Plan A and Plan B was discussed with a general consensus from the Board to move forward by seeking architectural feasibility study and fee costs from concept drawings. The Board will have a motion at the Regular Board Meeting on December 15 to move forward with a clause of not to exceed amount for architectural work.

5. Adjournment: Meeting was adjourned at 5:23pm.



Green Valley Recreation, Inc.

Board of Directors Meeting

Prepared By: Nanci Moyo

Meeting Date: December 15, 2021

Presented By: N&E Chair Ted Boyett

Consent Agenda: Yes

Originating Committee / Department: Nominations and Elections Committee

Action Requested: GVR Board of Directors set the record date for the 2022 annual election as January 28, 2022. Members who are not in good standing as of 4pm (MST) on this date will not be eligible to vote in the 2022 election.

Background Justification: A record date determines the roster of members in good standing who are eligible to vote in the annual election. The record date for GVR's annual election shall be no more than thirty (30) days prior to the election.

Fiscal Impact: None

Recommended Motion: Under Consent Agenda

Attachments: None



Green Valley Recreation, Inc.
Board of Directors Meeting

Prepared By: Nanci Moyo

Meeting Date: December 15, 2021

Presented By: N&E Committee Chair Ted Boyett Consent Agenda: Yes

Originating Committee / Department: Nominations and Elections
Action Requested: Rescind the motion made at the October 27, 2021, Regular Board Meeting to approve Telephone Voting for GVR Members in the Vote-Now contract along with Paper Ballots and Email Voting.
Background Justification: GVR Board was advised by Attorney Wendy Ehrlich that voting by phone is not permitted under the Arizona Statutes.
Fiscal Impact: None
Recommended Motion: Under Consent Agenda
Attachments: None



Green Valley Recreation, Inc.
Board of Directors Meeting

Prepared By: David Webster, CFO and
 Bev Lawless, Investment Committee Chair

Meeting Date: Dec 15, 2021

Presented By: David Webster, CFO and Bev Lawless, IC Chair **Consent Agenda:** Yes

Originating Committee / Department: IC/Investment Committee

Action Requested:

Approve revisions to Appendix I of Corporate Policy Manual (CPM) Subsection 3. to identify and establish Investment Policies for two classifications of Operating Cash Investments. Part "A" being the Short -Term portion of Operating Cash Investment and Part "B" being the Long-Term portion of Operating Cash Investments. The Asset Allocation is identified in the Asset Allocation of the Appendix I Subsection 3. The Risk level is identified in Appendix I Subsection 3. under the Risk Tolerance section. The Benchmarks for the Part "B" Long Term Operating Cash Investments are identified in the Benchmark section of Appendix I Subsection 3.

Strategic Plan Goal:

Goal 4: Cultivate and maintain a sound financial base that generates good value for our members.

Background Justification:

In August, 2021, the Investment Committee established an Ad Hoc Operating Cash Investments Committee to recommend the best strategy for Operating Cash Investments. This recommendation is an outcome of the efforts of the Ad Hoc Committee and IC Committee.

Fiscal Impact:

The Investment of Operating cash will better reflect the risk and time frame of the different components of Operating Cash.

Board Options:

1. Approve the Investment Committee recommendation to revise the CPM Appendix I for Part "A" Short – Term Operating Cash and Part "B" – Long – Term Operating Cash Investment.
2. Do not approve the Investment Committee recommendation.
3. Table this decision at this time.

Staff Recommendation:

Option #1

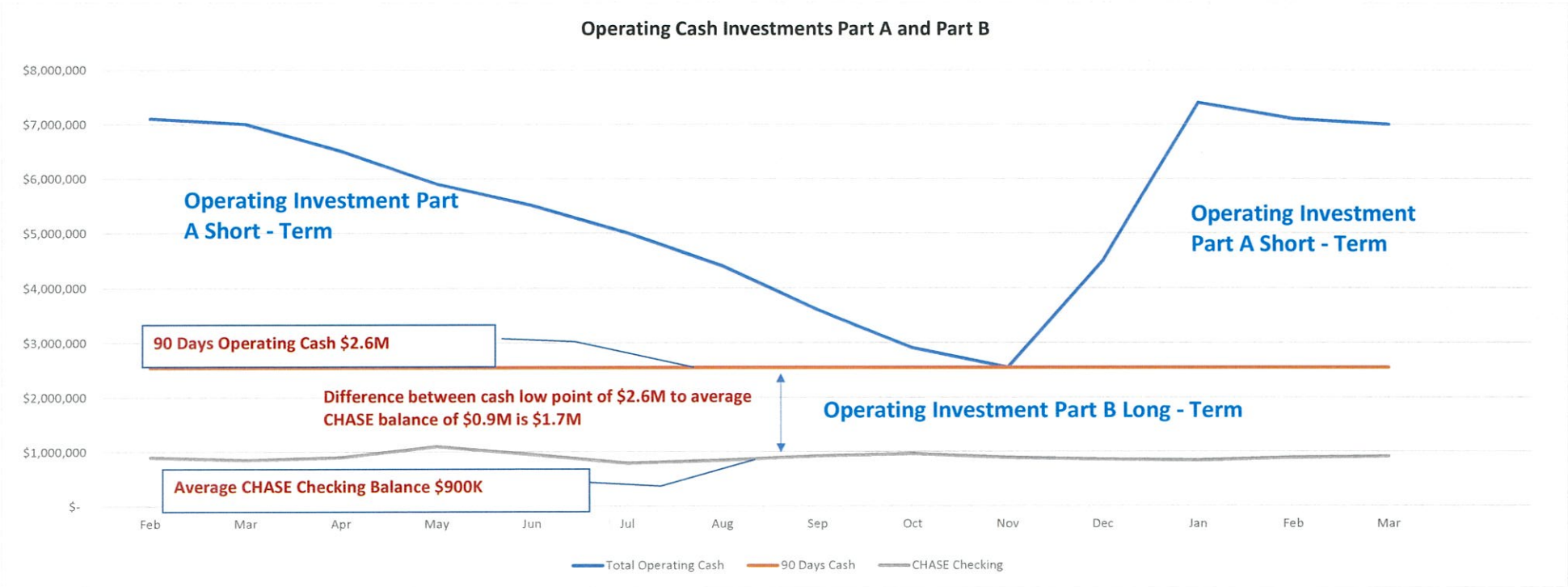
Recommended Motion: Under Consent Agenda

The Investment Committee recommends to the board that it revise the Appendix I Subsection 3. of the CPM to create two separate Part "A" Short – Term and a Part "B" Long-Term Operating Cash Investment Accounts and to establish the Investment Policy Statement to reflect the recommendations of the Investment Committee.

Attachments:

Green Valley Recreation redlined CPM Appendix I Subsection 3. GVR Investment Policy Statement.

Graphical representation of Part A Short Term Operating Cash Investments and Part B Long – Term Operating Cash Investments



GREEN VALLEY RECREATION, INC. CORPORATE POLICY MANUAL

APPENDIX I – BOARD POLICIES

SUBSECTION 3. GVR INVESTMENT POLICY STATEMENT (updated 9/20/2020)

1. Introduction

In making investment decisions, the Green Valley Recreation (GVR) Board of Directors (the "Board"), Investments Committee, GVR's Chief Executive officer (the "CEO") and Chief Financial officer (the "CFO") and GVR's financial advisor(s), if any, shall act in good faith, with the care an ordinarily prudent person in a like position would exercise under similar circumstances and in a manner they reasonably believe to be in the best interests of Green Valley Recreation, Inc. (the "GVR") and manage the assets of GVR in accordance with the Arizona Prudent Investor Act (AZ Rev Stat § 14-10901 et. seq.) and the Arizona Management of Institutional Funds Act (AZ Rev Stat § 10-11801 et. seq.)

2. Purpose and Scope

The purpose of this Investment Policy Statement (the "IPS") is to provide a framework for ensuring that GVR investments are managed consistently with GVR's short-term and long-term financial objectives. At the same time, this IPS is intended to provide for sufficient investment flexibility to adjust to operational and market changes. Section 5 includes the detailed investment strategy and financial objectives for each Fund

The Investment funds include the following:

- a. Operating Cash Investments Account
- b. Initiatives Reserve Fund (IRF)
- c. Maintenance Repair/Replace Reserve Fund (MRR)
- d. Maintenance Repair/Replace Reserve Fund Part "B" (MRR-B)
- e. Emergency Reserve Fund (ERF)

This IPS applies to all investments of GVR's excess operating cash and **Reserve Funds** and supersedes Appendix Subsection 3 of the GVR's Corporate Policy Manual (CPM) concerning investments.

3. Definitions

Defined words used in this IPS are capitalized and written in **Bold** typeface. See Appendix A for definitions of defined words.

4. Management of Investments.

GVR's Board has fiduciary responsibility for GVR's investments.

The Board, Investments Committee, GVR’s CEO and CFO and financial advisor(s), if any, are bound by (1) this IPS unless changed or amended by Board resolution and (2) all federal and state laws and regulations.

The responsible parties for day-to-day management of each investment account are as follows:

- a. Operating Cash Investments Acct: GVR’s CEO and CFO.
- b. Initiatives Reserve Fund (IRF): The Investment Advisor.
- c. Maintenance Repair/Replace Reserve Fund (MRR): The Investment Advisor.
- d. Maintenance Repair/Replace Reserve Fund Part “B” (MRR-B): The Investment Advisor
- e. Emergency Reserve Fund (ERF): The Investment Advisor.

5. Investment Objectives, Asset Allocation, Risk Tolerance, Investment Strategy, Benchmarks, Liquidity, and Rebalancing.

Investment Objectives

The primary investment principle is to maintain the safety of GVR’s assets. The secondary investment principle is to have invested operating cash and **Reserve Funds** available when needed by GVR’s operations without incurring an unwarranted loss of value or costs. The maturity horizon for each **Fund** shall be determined by each **Fund’s** purpose, use, and needs. The third investment principle is to achieve return on investments exceeding benchmarks, while meeting safety and liquidity principles.

Asset Allocations

The target **Asset Allocations** and anticipated allocation ranges for each **Fund** are below:

A. Operating Cash Investment Account – Part “A” Short-Term

Investment Type	Target	Range
Cash	25%	20% to 40%
Fixed Income	75%	60% to 80%
Equities	0%	Not Allowed

Operating Cash Investment Account – Part “B” Long-Term

<u>Investment Type</u>	<u>Target</u>	<u>Range</u>
<u>Cash</u>	<u>0%</u>	<u>0% to 10%</u>
<u>Fixed Income</u>	<u>30%</u>	<u>20% to 40%</u>
<u>Equities</u>	<u>70%</u>	<u>60% to 80%</u>

Note: Staff are authorized to transfer funds between Part A and B Operating Cash Funds to maximize returns while maintaining sufficient cash consistent with operating cash policy.

B. Initiatives Reserve Fund

Investment Type	Target	Range
Cash	5%	0% to 10%

Fixed Income	85%	75% to 95%
Equities	10%	0% to 20%

C. Maintenance Repair/Replace Reserve Fund

Investment Type	Target	Range
Cash	5%	0% to 10%
Fixed Income	60%	50% to 70%
Equities	35%	25% to 45%

D. Maintenance Repair/Replace Reserve Fund Part "B"

Note: The below asset allocation for this fund shall not be effective until the eligible East Center Pool expenses have been paid out from this fund. The GVR CFO will promptly notify the Investment Advisor when this has occurred to authorize the reallocation of these funds as shown in the table below. Until such time, these reserve funds shall be invested in cash or short-term fixed income investments that allows GVR access to these funds in a timely manner.

Allocation after eligible East Side Pool expenses have been paid:

Investment Type	Target	Range
Cash	0%	0% to 10%
Fixed Income	40%	30% to 50%
Equities	60%	50% to 70%

E. Emergency Reserve Fund

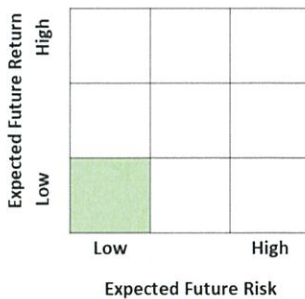
Investment Type	Target	Range
Cash	0%	0% to 10%
Fixed Income	30%	20% to 40%
Equities	70%	60% to 80%

Risk Tolerance

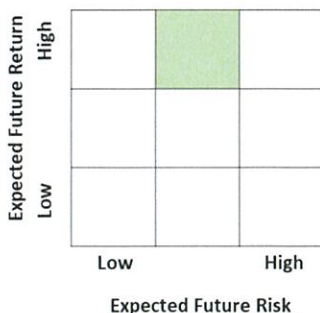
Risk tolerance for each investment fund is as follows:

A. Operating Cash Investment Account Part "A" Short-Term:

Low Risk/Low Return

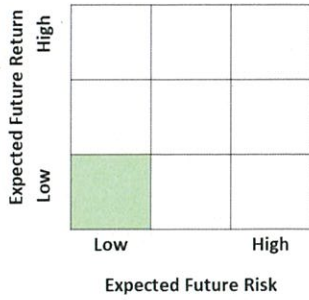


Operating Cash Investment Account Part "B" Long-Term
High Return/Medium Risk



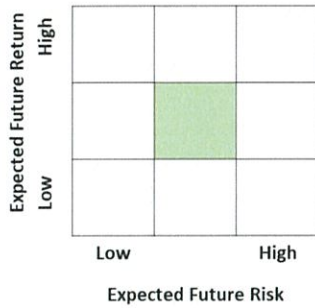
B. Initiatives Reserve Fund

Low Risk/Low Return



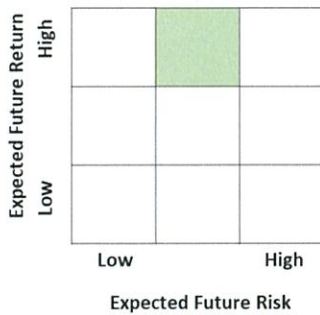
C. Maintenance Repair/Replace Reserve Fund

Medium Risk/Medium Return



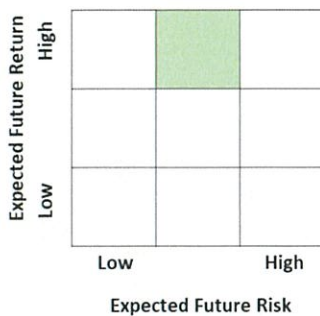
D. Maintenance Repair/Replace Reserve Fund Part "B"

High Return/Medium Risk



E. Emergency Reserve Fund

High Return/Medium Risk



Investment Strategy

Within the constraints of the primary and secondary investment principles and **Risk Tolerance**, the following written Investment Strategies for operating cash investments and each Reserve Fund has been crafted and implemented to achieve the following.

- a. Match the purpose and use of operating cash investments and each **Reserve Fund**.
- b. Provide a relatively predictable and growing stream of annual income and **Capital Appreciation** after inflation, taxes, if any, fees and costs while minimizing the impact of market Volatility.
- c. Excluding Treasury securities, investments in any one security shall not exceed 10% of the value of a reserve fund.

Benchmarks

The following benchmarks will be utilized for the investment funds:

A. Operating Cash Investment Account Part "A" Short-Term

For each performance report, the brokerage firm will calculate a blended Benchmark for the Operating Cash Investment Account Part "A" Short-Term, from the Benchmarks listed below, to reflect how the funds contained within the account are invested.

- a. ICE BofAML 0-3 Month US Treasury Bill Index TR USD
- b. BB T-Bill 1-3 month TR
- c. BB U.S. 1-3 year Government
- d. BB US Aggregate Index

This blended Benchmark shall be provided by this Fund's Investment Advisor within their reports and presentations to the Client.

Operating Cash Investment Account Part "B" Long-Term

For each performance report, the brokerage firm will calculate a blended Benchmark for the Operating Cash Investment Account Part "B" Long-Term, from the Benchmarks listed below, to reflect how the funds contained within the account are invested.

- | | |
|---|--------------|
| a. <u>Dow Jones U.S. Dividend 100™ Index</u> | <u>35.0%</u> |
| b. <u>S&P U.S. Dividend Growers Index</u> | <u>35.0%</u> |
| c. <u>Bloomberg Barclays Multiverse Index</u> | <u>30.0%</u> |

This blended Benchmark shall be provided by this Fund's Investment Advisor within their reports and presentations to the Client.

B. Initiatives Reserve Fund

The Benchmark for the Initiatives Reserve Fund will be a blended benchmark as follows:

a. Russell 3000 Index	7.0%
b. MSCI EAFE	1.5%
c. MSCI EM	1.5%
d. ML 91-Day T-Bill	10.0%
e. Bloomberg Barclays Intermediate Government/Credit	<u>80.0%</u>
Total	100.0%

A comparison of Fund performance to this benchmark shall be provided by this Fund's Investment Advisor within their reports and presentations to the Client

C. Maintenance Repair/Replace Reserve Fund

The Benchmark for the Maintenance Repair/Replace Reserve Fund will be a blended benchmark as follows:

a. Russell 3000 Index	20.0%
b. MSCI EAFE	2.5%
c. MSCI EM	2.5%
d. ML 91-Day T-Bill	5.0%
e. Bloomberg Barclays Intermediate Government/Credit	<u>70.0%</u>
Total	100.0%

A comparison of Fund performance to this benchmark shall be provided by this Fund's Investment Advisor within their reports and presentations to the Client

D. Maintenance Repair/Replace Reserve Fund Part "B"

The Benchmark for the Emergency Reserve Fund will be a blended benchmark as follows:

a. Russell 3000 Index	60.0%
b. MSCI EAFE	5.0%
c. MSCI EM	5.0%
d. Bloomberg Barclays Intermediate Government/Credit	<u>30.0%</u>
Total	100.0%

A comparison of Fund performance to this benchmark shall be provided by this Fund's Investment Advisor within their reports and presentations to the Client

E. Emergency Reserve Fund

The Benchmark for the Emergency Reserve Fund will be a blended benchmark as follows:

e. Russell 3000 Index	60.0%
-----------------------	-------

f. MSCI EAFE	5.0%
g. MSCI EM	5.0%
h. Bloomberg Barclays Intermediate Government/Credit	<u>30.0%</u>
Total	100.0%

A comparison of Fund performance to this benchmark shall be provided by this Fund's Investment Advisor within their reports and presentations to the Client

Liquidity

Maintaining sufficient liquidity to meet operational needs is one of GVR's key investment objectives. At each quarterly review of investments with the Investment Advisor, the IC will assess the liquidity position of each fund as to being within the ranges set forth in the asset allocation tables. Also, the IC will monitor the trends from these quarterly reports and determine whether a range adjustment is appropriate. If so, the IC will propose the recommended adjustment to the GVR Board of Directors for approval to revise the IPS.

Rebalancing

Portfolios shall be **Rebalanced** as appropriate but at least quarterly.

6. Permitted Investments:

- a. U.S. Treasury Bills, Notes and Bonds and Certificates of Deposit issued by a bank insured by the Federal Deposit Insurance Corporation
- b. Securities of Federal Agencies that carry the direct or implied guarantee of the U.S. Government including Federal Home Loan Bank, Federal Farm Credit Bank, Federal National Mortgage Association, Student Loan Marketing Association, World Bank and Tennessee Valley Authority.
- c. 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.
- d. Taxable Municipal bonds rated Baa3 or BBB- or better at time of purchase.
- e. U.S. corporate common stock.
- f. Small-Capitalization Stocks (defined as market-capitalization below \$2 billion) shall not represent more than 10% of the equity segment of any **GVR Fund**.
- g. International Stocks shall not represent more than 15% of the equity segment of any **GVR Fund**.
- h. American Depository Receipts (ADR)** and Global Depository Receipts of a foreign corporation.

- i. Investments in mutual funds, Exchange Traded Funds ("ETF") and index funds are permitted provided 85% or more of their investments are in permitted investments shown above and such funds do not use **Leverage**.
- j. Overnight investment in money market funds at GVR's bank and broker/dealer, if any, are permitted.
- k. REITS

7. All investments NOT specified under Permitted Investments above are prohibited.

8. Review and Monitoring

- a. GVR's Board of Directors is responsible for GVR's Investment policies, activities, and performance.
- b. The Chief Executive officer (CEO) shall have oversight of and the Chief Financial officer (CFO) is responsible for: a) Monitoring the activities of GVR's financial advisor(s) b) Day-to-day coordination with Advisor regarding investment activity and decisions.
- c. The Investments Committee's responsibilities are listed below.
 - 1) Recommend to the Board the selection, hiring and termination of professional outside investment advisor(s) and/or brokerage firm with notice to the CEO
 - 2) Revise GVR's Investment Policy Statement subject to Board approval
 - 3) Monitor, measure, and report on investment advisor's or advisors' performance(s) using the benchmarks specified in Section 5
 - 4) Ensure GVR management implements and complies with GVR's Investment Policy Statement
 - 5) Meet at least once each calendar quarter to perform its assigned duties and report to the Board.

9. The responsibilities of the Client

- a. The client will authorize the CEO and CFO to serve as liaisons between the Client and Advisor.
- b. Client's authorized staff is responsible to ensure the smooth transition of the Client's investment portfolio to Advisor.
- c. Client's authorized staff will oversee that the Advisor's reporting requirements are met.
- d. Client's authorized staff will ensure that communications to Advisor from Client's Board of Directors or Investments Committee are presented to Advisor in a timely manner.
- e. Client's authorized staff will facilitate the Advisor's face-to-face and videoconference presentations to Client's Board of Directors or Investments Committee.
- f. Any proposed changes to this investment policy statement will be discussed with the Advisor promptly.

- g. The client will inform the Advisor, as soon as possible of anticipated additions to or withdrawals from the Portfolio.

10. The responsibilities of the Advisor

- a. Any deviation from this IPS will be discussed in advance with the Client unless market conditions require immediate action.
The Advisor will, within this IPS, have full discretion to buy, sell, invest and reinvest in assets on behalf of the Client.
- b. Advisor has a fiduciary responsibility to make investment decisions based upon what is best for the Client and within Investment Policy Statement approved by the Client, the Advisor will have discretion to buy, sell, invest, and reinvest in investment assets on behalf of the Client, with notification to the Client of such transactions.
- c. The Investment Advisor will make quarterly presentations about the Client's investment portfolio to the Client's Board of Directors and/or Investments Committee in Green Valley, AZ at Advisor's expense at least twice a year, unless otherwise mutually agreed in writing between Advisor and Client.
- d. The Advisor will participate in audio and/or videoconference meetings with the Client's Investments Committee on a quarterly basis each year, when not meeting in person, unless otherwise mutually agreed in writing between Advisor and Client.
- e. At a minimum, the Advisor will provide the GVR Investments Committee with Account Statements showing the following:
 - 1. Individual positions (at the end of the calendar-quarter),
 - 2. Asset allocation (at the end of the calendar-quarter),
 - 3. Fees and expenses charged directly to the IA (during the calendar-quarter),
 - 4. Transactions (occurring during the calendar-quarter),
 - 5. Performance net of any and all fees, expenses, and charges (as of the end of the calendar-quarter), and
 - 6. Comparative Investment Benchmarks, shown above in Section 5. (as of the end of the calendar-quarter).
- f. These account statements will be delivered shortly after the end of each calendar-quarter.

11. Remediation

- a) If a Reserve Fund is in violation of one or more of the Investment Constraints described above for a period of time greater than ten consecutive business days, then:
 - I. The Chairman of the GVR Investments Committee is to be immediately notified. The Chairman shall conduct an Investments Committee meeting, along with the Investment Advisor, to discuss

the go -forward strategy due to the out of compliance issue. This shall happen within ten business days.

- II. The Reserve Fund is to be brought back into compliance within ten business days of the meeting.
- III. Once the Reserve Fund is back in compliance, the Chairman of the GVR Investment Committee is to be immediately notified.

b) If a Reserve Fund fails to achieve its Investment Objective (identified above under Section 5), then the:

- I. Chairman of the GVR Investments Committee is to be immediately notified and
- II. GVR Investments Committee is to meet within one calendar month to develop a recommendation on what actions, if any, should be taken to remedy this failure.

12. Acknowledgments

We, the Board of Directors, recognize the importance of adhering to this Investment Policy Statement and agree to fulfill its objectives to the best of our ability.

APPENDIX A – Definition of Terms

Investment Policy Statement

Investopedia.com is the primary source of definitions. Some definitions have been paraphrased or they are a composite from several sources.

American Depository Receipt (ADR) is a negotiable certificate issued by a U.S. bank representing a specific number of shares (or one share) in a foreign stock that is traded on a U.S. exchange. ADRs are denominated in U.S. Dollars, with the underlying security held by a U.S. financial institution overseas. This is an excellent way to buy an investment in a foreign-based company while realizing any dividend and capital gains in U.S. Dollars. However, ADRs do NOT eliminate currency, economic and country risks attributable to the foreign-based company. There are other ADR risks too. Consult your financial advisor(s).

Asset Class means a group of securities that exhibit similar characteristics. The three (3) main asset classes are stocks, fixed income securities (bills, notes, bonds & other debt) and cash and cash equivalents. Some investment professional would include real estate and commodities and, possibly, other types of investments. Whatever the asset lineup, each one is expected to reflect different risk and return characteristics and will perform differently.

Asset Allocation is an **Investment Strategy** aimed to balance risk and reward by apportioning a portfolio's assets according to an investor's goals, **Risk Tolerance**, and investment time horizon. There is no simple formula that can find the right asset allocation for every investor. However, the consensus among

most financial professionals is asset allocation is one of the most important decisions an investor can make. In other words, an investor's selection of individual securities is secondary to the way investments are allocated among the various securities.

Capital Appreciation is a rise of an asset price based on a rise in market price.

Credit Rating is a grade composed of a letter or letters and numbers given to a particular security by a **Nationally Recognized Statistical Rating**

Organization (a credit agency) that ranks investment according to its ability to meet its obligations.

Diversification is a process of allocating capital in a way that reduces exposure to any one particular asset or risk.

Fund or Fund's and Funds or Funds' means operating cash investments and each **Reserve Fund.**

Investment Grade is a **Credit Rating** that indicates the issuer of a debt security has relatively low probably of default. In the case of stocks, investment grade indicates the financial soundness of the issuer. The investment industry has well-established credit rating standards for investment grade.

Investment Strategy is an investor's plan of attack to guide its investment decisions based on its goals, **Risk Tolerance** and future needs for invested money. The components of most investment strategies include **Asset Allocation**, buy and sell guidelines and **Risk Tolerance**. Investment strategies can differ greatly from a rapid growth strategy to a **Capital Appreciation** strategy. The most important part of an investment strategy is that it aligns with the investor's goal and it is followed closely by the investor and his financial advisor.

Leverage is the use of various financial instruments or borrowed capital such as margin to increase a potential return of an investment.

Liquidity means how quickly and easily an investment can be converted into cash.

Nationally Recognized Statistical Rating Organization (NRSRO) is a term used by the U.S. Federal government in several regulatory areas to define a credit rating company like Standard & Poor's, Moody's, Fitch and others.

Rebalancing is the process of realigning the weightings of a portfolio's assets to match its **Asset Allocation** model's weightings. Over time, the prices of investments rise and fall unevenly thus changing the weighting of a portfolio's assets. For example: If an **Asset Allocation** model is 40% stocks, 50% fixed income and 10% cash and the current portfolio assets are distributed 45% stocks, 35% fixed income and 20% cash, rebalancing buys and sells investments to align the current portfolio's asset weightings with the **Asset Allocation** model. If a different **Asset Allocation** model is applied to a portfolio,

rebalancing adjusts the portfolio's assets to the new **Asset Allocation** model's weightings.

Reserve Fund and Reserve Funds mean a reserve fund as defined in GVR's Corporate Policy Manual, Section V- Fiscal/Accounting, Subsection 2 – Reserve Policy – adopted 11/18/2014, subparagraph B – Maintenance Of GVR Financial Reserve System Updated 8/25/15.

Risk Tolerance is an investor's willingness to risk a potential loss for a potential gain. For example: How comfortable is an investor taking a potential 10% loss for a potential gain of 20%? The investor's risk tolerance is tested at various levels of loss v. gain to assess the investor's overall tolerance for risk and reward.

Volatility is the dispersion of a security's price from its mean price over time. A high deviation from a security's mean indicates high volatility. A low deviation indicates low volatility. Commonly, higher the volatility means higher the risk.



Green Valley Recreation, Inc.
Board of Directors Meeting

Prepared By: David Webster, CFO and
 Bev Lawless, Investment Committee Chair

Meeting Date: Dec 15, 2021

Presented By: David Webster, CFO and Bev Lawless, IC Chair **Consent Agenda:** Yes

Originating Committee / Department: IC/Investment Committee
<p>Action Requested: Approve revisions to Appendix I of Corporate Policy Manual (CPM) Subsection 3. to identify and establish Investment Policies for the Maintenance Repair / Replace Reserve Fund B .</p>
<p>Strategic Plan Goal: Goal 4: Cultivate and maintain a sound financial base that generates good value for our members.</p>
<p>Background Justification: On August 25, 2021, the Board of Directors approved the establishment of the MRR Part B fund. The purpose of this fund is to establish funding for end of life replacement of GVR Pools and Spas.</p>
<p>Fiscal Impact: The Investment of funds in the MRR B account will reflect the recommendations of the Investment Committee.</p>
<p>Board Options:</p> <ol style="list-style-type: none"> 1. Approve the Investment Committee recommendation to revise the CPM Appendix I for MRR B. 2. Do not approve the Investment Committee recommendation. 3. Table this decision at this time.
<p>Staff Recommendation: Option #1</p>
<p>Attachments: Excerpts of the Green Valley Recreation CPM Appendix I Subsection 3. GVR Investment Policy Statement.</p>

D. Maintenance Repair/Replace Reserve Fund Part "B"

Note: The below asset allocation for this fund shall not be effective until the eligible East Center Pool expenses have been paid out from this fund. The GVR CFO will promptly notify the Investment Advisor when this has occurred to authorize the reallocation of these funds as shown in the table below. Until such time, these reserve funds shall be invested in cash or short-term fixed income investments that allows GVR access to these funds in a timely manner.

Allocation after eligible East Side Pool expenses have been paid:

Investment Type	Target	Range
Cash	0%	0% to 10%
Fixed Income	40%	30% to 50%
Equities	60%	50% to 70%

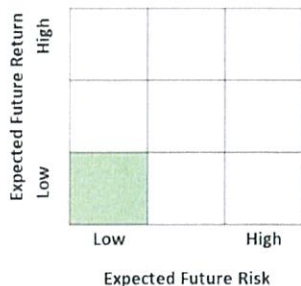
E. Emergency Reserve Fund

Investment Type	Target	Range
Cash	0%	0% to 10%
Fixed Income	30%	20% to 40%
Equities	70%	60% to 80%

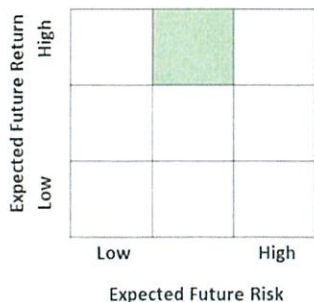
Risk Tolerance

Risk tolerance for each investment fund is as follows:

A. Operating Cash Investment Account Part "A" Short-Term:
Low Risk/Low Return

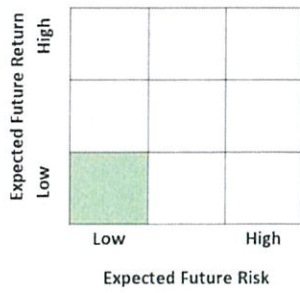


Operating Cash Investment Account Part "B" Long-Term
High Return/Medium Risk



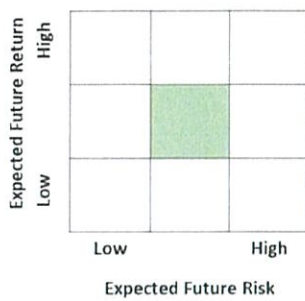
B. Initiatives Reserve Fund

Low Risk/Low Return



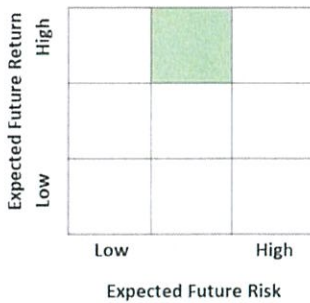
C. Maintenance Repair/Replace Reserve Fund

Medium Risk/Medium Return



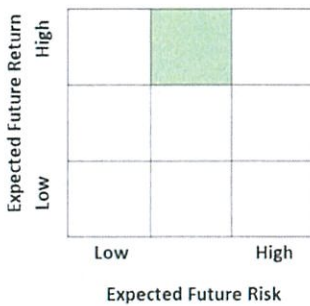
D. Maintenance Repair/Replace Reserve Fund Part "B"

High Return/Medium Risk



E. Emergency Reserve Fund

High Return/Medium Risk



Investment Strategy

Within the constraints of the primary and secondary investment principles and **Risk Tolerance**, the following written Investment Strategies for operating cash investments and each Reserve Fund has been crafted and implemented to achieve the following.

- a. Match the purpose and use of operating cash investments and each **Reserve Fund**.
- b. Provide a relatively predictable and growing stream of annual income and **Capital Appreciation** after inflation, taxes, if any, fees and costs while minimizing the impact of market Volatility.
- c. Excluding Treasury securities, investments in any one security shall not exceed 10% of the value of a reserve fund.

Benchmarks

The following benchmarks will be utilized for the investment funds:

A. Operating Cash Investment Account Part "A" Short-Term

For each performance report, the brokerage firm will calculate a blended Benchmark for the Operating Cash Investment Account Part "A" Short-Term, from the Benchmarks listed below, to reflect how the funds contained within the account are invested.

- a. ICE BofAML 0-3 Month US Treasury Bill Index TR USD
- b. BB T-Bill 1-3 month TR
- c. BB U.S. 1-3 year Government
- d. BB US Aggregate Index

This blended Benchmark shall be provided by this Fund's Investment Advisor within their reports and presentations to the Client.

Operating Cash Investment Account Part "B" Long-Term

For each performance report, the brokerage firm will calculate a blended Benchmark for the Operating Cash Investment Account Part "B" Long-Term, from the Benchmarks listed below, to reflect how the funds contained within the account are invested.

- | | |
|---|--------------|
| <u>a. Dow Jones U.S. Dividend 100™ Index</u> | <u>35.0%</u> |
| <u>b. S&P U.S. Dividend Growers Index</u> | <u>35.0%</u> |
| <u>c. Bloomberg Barclays Multiverse Index</u> | <u>30.0%</u> |

This blended Benchmark shall be provided by this Fund's Investment Advisor within their reports and presentations to the Client.

B. Initiatives Reserve Fund

The Benchmark for the Initiatives Reserve Fund will be a blended benchmark as follows:

a. Russell 3000 Index	7.0%
b. MSCI EAFE	1.5%
c. MSCI EM	1.5%
d. ML 91-Day T-Bill	10.0%
e. Bloomberg Barclays Intermediate Government/Credit	<u>80.0%</u>
Total	100.0%

A comparison of Fund performance to this benchmark shall be provided by this Fund's Investment Advisor within their reports and presentations to the Client

C. Maintenance Repair/Replace Reserve Fund

The Benchmark for the Maintenance Repair/Replace Reserve Fund will be a blended benchmark as follows:

a. Russell 3000 Index	20.0%
b. MSCI EAFE	2.5%
c. MSCI EM	2.5%
d. ML 91-Day T-Bill	5.0%
e. Bloomberg Barclays Intermediate Government/Credit	<u>70.0%</u>
Total	100.0%

A comparison of Fund performance to this benchmark shall be provided by this Fund's Investment Advisor within their reports and presentations to the Client

D. Maintenance Repair/Replace Reserve Fund Part "B"

The Benchmark for the Emergency Reserve Fund will be a blended benchmark as follows:

a. Russell 3000 Index	60.0%
b. MSCI EAFE	5.0%
c. MSCI EM	5.0%
d. Bloomberg Barclays Intermediate Government/Credit	<u>30.0%</u>
Total	100.0%

A comparison of Fund performance to this benchmark shall be provided by this Fund's Investment Advisor within their reports and presentations to the Client

E. Emergency Reserve Fund

The Benchmark for the Emergency Reserve Fund will be a blended benchmark as follows:

e. Russell 3000 Index	60.0%
-----------------------	-------



Green Valley Recreation, Inc.
Board of Directors Meeting

Prepared By: David Webster, CFO and
 Connie Griffin, Audit Committee Chair

Meeting Date: Dec 15, 2021

Presented By: David Webster, CFO
 and Connie Griffin, Audit Committee Chair **Consent Agenda: Yes**

Originating Committee / Department: Audit Committee
<p>Action Requested: Approve the proposed Green Valley Recreation, Incorporated (GVR) Fraud Risk Policy.</p>
<p>Strategic Plan Goal: Goal 4: Cultivate and maintain a sound financial base that generates good value for our members.</p>
<p>Background Justification: Green Valley Recreation’s Auditor, HBL CPAs P. C., has recommended that GVR’s Board of Directors should adopt a Fraud Risk Policy. This policy has been developed by GVR staff and reviewed by the Board Affairs Committee and reviewed and approved by the GVR Audit Committee.</p>
<p>Fiscal Impact: The Fraud Risk Policy will aid in the detection and prevention of fraud against GVR. This policy identifies what is considered fraud and prescribes how any suspected fraud is reported. The policy also determines who is responsible for investigating suspected fraud in a confidential manner. There is no direct cost for implementing the policy and the policy will provide guidance for protecting the assets of GVR from fraud.</p>
<p>Board Options:</p> <ol style="list-style-type: none"> 1. Approve the Audit Committee recommendation to accept the GVR Fraud Risk Policy. 2. Do not approve the Audit Committee recommendation. 3. Table this decision at this time.
<p>Staff Recommendation: Option #1</p>
<p>Attachments: Green Valley Recreation Fraud Policy</p>



Green Valley Recreation

Fraud Policy

SCOPE OF POLICY

This policy is established to facilitate the development of controls that will aid in the detection and prevention of fraud against Green Valley Recreation, Incorporated (GVR). This policy applies to any irregularity, or suspected irregularity, involving employees as well as members, consultants, vendors, contractors, outside agencies doing business with employees of such agencies, and/or any other parties with a business relationship with GVR.

Staff are in the best position to detect and prevent fraud, misappropriations, and other irregularities within their area of responsibilities. Each member of the management team should be aware of the types of improprieties that might occur within his or her area of responsibility, and be alert for any indication of irregularity.

ACTIONS CONSTITUTING FRAUD

Fraudulent acts include the following:

- Any dishonest or fraudulent act
- Misappropriation of funds, securities, supplies, or other assets
- Impropriety in the handling or reporting of money or financial transactions
- Profiteering as a result of insider knowledge of GVR activities
- Disclosing confidential and proprietary information to outside parties
- Accepting or seeking anything of material value from contractors, vendors, or persons providing services/materials to GVR. Exception: gifts less than \$100 in value with authorization by a supervisor and in compliance with the GVR employee handbook.
- Destruction, removal, or inappropriate use of records, furniture, fixtures, and equipment; and/or
- Any similar or related irregularity

Irregularities concerning an employee's moral, ethical, or behavioral conduct do not fall within this Policy and should be reported to the Human Resources Manager.

REPORTING PROCEDURES

An employee who discovers or suspects fraudulent activity will contact the CFO immediately or if the CFO is the individual allegedly involved in the activity, the CEO. The employee or other complainant will remain anonymous.

The reporting individual should be informed of the following:

- Do not contact the suspected individual in an effort to determine facts or demand restitution.
- Do not discuss the case, facts, suspicions, or allegations with anyone unless specifically asked to do so by GVR's legal counsel or the Human Resources Department.
- Do not attempt to personally conduct investigations or interviews/interrogations related to any suspected fraudulent act.

INVESTIGATIVE RESPONSIBILITIES

The Human Resources Department has the primary responsibility for the investigation of all suspected fraudulent acts. In that effort, the Human Resources Department will have:

- Free and unrestricted access to all GVR records and premises, whether owned or rented; and
- The authority to examine, copy, and/or remove all or any portion of the contents of files, desks, cabinets, and other storage facilities on the premises without prior knowledge or consent of any individual who might use or have custody of any such items or facilities when it is within the scope of their investigation.

Any investigative activity required will be conducted without regard to the suspected wrongdoer's length of service, position/title, or relationship to GVR.

CONFIDENTIALITY

The CEO, CFO and the Human Resources Department shall treat all information received confidentially. Investigation results will not be disclosed or discussed with anyone other than as directed by the CEO or the Human Resources Department. This is important in order to avoid damaging the reputations of persons suspected but subsequently found innocent of wrongful conduct and to protect GVR from potential civil liability.

All inquiries concerning the activity under investigation from the suspected individual, his or her attorney or representative, or any other inquirer must be directed to the Human Resources Department. No information concerning the status of an investigation will be given out. The proper response to any inquiries is: "I am not at liberty to discuss this

matter.” Under no circumstances should any reference be made to “the allegation,” “the crime,” “the fraud,” “the forgery,” “the misappropriation,” or any other specific reference.

RESULTS OF INVESTIGATION

If the investigation substantiates that a fraudulent activity has occurred, the Human Resources Department shall notify the CEO. The CEO shall report the findings to the Board President and if appropriate, notify GVR's insurance carrier if there is a financial loss to GVR.

Decisions to prosecute or refer the examination results to the appropriate law enforcement and/or regulatory agencies for independent investigation will be made by the Board in consultation with GVR's legal counsel and CEO, as will final decisions on disposition of the case.

If an investigation results in a recommendation to terminate an individual, the recommendation will be reviewed for approval by the designated representatives from the CEO, the Human Resources Manager, and GVR's legal counsel and, if necessary, by outside counsel, before any such action is taken.

ADMINISTRATION

The CEO is responsible for the administration and application of this policy. The CFO, in conjunction with the Human Resources Department, shall perform an annual assessment and evaluation of the risk of fraud and report the findings thereof to the CEO and GVR's Board of Directors.

This Fraud Policy was adopted by GVR's Board of Directors at a duly-held meeting on the ____ day of _____, 20____.

By: _____
President, GVR Board of Directors



Green Valley Recreation, Inc.
Board of Directors Meeting

Prepared By: Nanci Moyo

Meeting Date: December 15, 2021

Presented By: Mike Zelenak

Consent Agenda: Yes

Originating Committee / Department: President of the Board of Directors
Action Requested: President Zelenak appoints Director Ted Boyett as the N&E Committee Chair.
Background Justification: Due to the resignation on the N&E Committee of the Committee Chair Mark McIntosh, President Zelenak will appoint Director Ted Boyett the Chair of the N&E Committee.
Fiscal Impact: None
Recommended Motion: Under Consent Agenda



Green Valley Recreation, Inc.

CONSOLIDATED FINANCIAL STATEMENTS

The accompanying pages are the Financial Reports for October 31, 2021. The four statements

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: October 31, 2021 and Dec 31, 2020

	October 31, 2021	Dec 31, 2020
	Total	Total
ASSETS		
Current Assets		
Cash/Cash Equivalents	640,318	4,558,345
Accounts Receivable	269,174	244,976
Prepaid Expenses	323,721	267,187
Designated Investments (Charles S./SBH)		
Emergency - Fund	1,158,275 (1)	993,416 (15)
MRR - Fund	8,245,974 (2)	7,874,717 (16)
Initiatives - Fund	2,095,176 (3)	1,114,873 (17)
Total Designated Investments (CS/SBH)	11,499,425 (4)	9,983,006 (18)
Undesignated Invest. (JP Morgan)	3,313,895 (5)	2,309,471 (19)
Investments	14,813,320 (6)	12,292,477 (20)
Total Current Assets	16,046,534	17,362,985
Fixed Assets		
Contributed Fixed Assets	18,017,085	18,017,085
Purchased fixed Assets	24,815,870	23,455,093
Sub-Total	42,832,955	41,472,178
Less - Accumulated Depreciation	(24,939,307)	(23,587,197)
Net Fixed Assets	17,893,648 (7)	17,884,981 (21)
Total Assets	33,940,182	35,247,966
LIABILITIES		
Current Liabilities		
Accounts Payable	283,245	636,954
Deferred Dues Fees & Programs	1,232,701	3,729,025
Accrued Payroll	78,505	144,774
Compensation Liability	54,848	188,920
Notes Payable	99,000	-
PACF Refund Liability	290,612	-
Total Current Liabilities	2,038,910	4,699,673
TOTAL NET ASSETS	31,901,271 (8)	30,548,293 (22)
NET ASSETS		
Temporarily Designated:		
Board Designated:		
Emergency	1,158,275 (9)	993,416 (23)
Maint - Repair - Replacement	8,245,974 (10)	7,874,717 (24)
Initiatives	2,095,176 (11)	1,114,873 (25)
Sub-Total	11,499,425 (12)	9,983,006
Unrestricted Net Assets	19,048,867	20,565,287
Net change Year-to-Date	1,352,979 (13)	-
Unrestricted Net Assets	20,401,846 (14)	20,565,287
TOTAL NET ASSETS	31,901,271	30,548,293



Green Valley Recreation, Inc. Summary Statement of Activities

YTD Period: 10 month period ending October 31, 2021

FY Budget Period: Jan 1, 2021 - Dec 31, 2021

	PRIOR YEAR COMPARISON				BUDGET COMPARISON				Fiscal Year Budget	Remaining FY Budget
	2020 YTD Actual	2021 YTD Actual	Year to Year Variance	%	YTD Actual	YTD Budget	YTD Variance	%		
Revenue										
Member Dues	5,622,536	5,782,369	159,833	3%	5,782,369	5,775,096	7,273	0.1%	6,930,115	1,147,746
LC, Trans., Crd Fees.	517,773	565,921	48,148	9%	565,921	653,382	(87,460)	(13%)	789,835	223,914
Capital Revenue	2,038,712	2,584,336	545,624	27%	2,584,336	2,434,919	149,417	6%	2,518,147	(66,189)
Programs	122,272	11,698	(110,574)	(90%)	11,698	181,952	(170,255)	(94%)	260,953	249,255
Instructional	209,537	117,119	(92,418)	(44%)	117,119	138,699	(21,580)	(16%)	206,133	89,014
Recreational Revenue	331,808	128,816	(202,992)	(61%)	128,816	320,651	(191,835)	(60%)	467,086	338,270
Investment Income	232,359	221,916	(10,444)	(4%)	221,916	206,993	14,923	7%	286,746	64,830
Advertising Income	109,764	22,565	(87,199)	(79%)	22,565	60,256	(37,691)	(63%)	71,257	48,693
Cell Tower Lease Inc.	34,164	34,609	445	1%	34,609	29,395	5,214	18%	38,378	3,769
Comm. Revenue	143,928	57,174	(86,755)	(60%)	57,174	89,651	(32,477)	(36%)	109,635	52,462
Other Income	46,792	63,319	16,527	35%	63,319	86,627	(23,308)	(27%)	91,433	28,114
Facility Rent	24,827	2,380	(22,447)	(90%)	2,380	10,600	(8,220)	(78%)	16,000	13,620
Marketing Events	-	-	-	0%	-	-	-	0%	-	-
In-Kind Contributions	63,913	-	(63,913)	(100%)	-	-	-	0%	-	-
Contributed Income	-	15,000	15,000	0%	15,000	-	15,000	0%	-	(15,000)
Other Revenue	135,532	80,699	(54,833)	(40%)	80,699	97,227	(16,528)	(17%)	107,433	26,734
Total Revenue	9,022,649	9,421,231	398,582	4%	9,421,231	9,577,918	(156,686)	(2%)	11,208,997	1,787,765
Expenses										
Major Proj.-Rep. & Maint.	227,458	428,339	(200,881)	(88%)	428,339	562,414	134,075	24%	598,359	170,020
Facility Maintenance	333,417	177,593	(155,824)	47%	177,593	236,110	58,518	25%	254,620	77,027
Fees & Assessments	(470)	14,219	(14,689)	3,127%	14,219	41,621	27,402	66%	42,919	28,700
Utilities	544,088	647,991	(103,902)	(19%)	647,991	726,643	78,652	11%	865,734	217,743
Depreciation	1,389,233	1,383,584	5,650	0%	1,383,584	1,532,120	148,536	10%	1,810,173	426,590
Furniture & Equipment	132,455	186,292	(53,837)	(41%)	186,292	163,145	(23,146)	(14%)	189,667	3,375
Vehicles	45,129	60,514	(15,385)	(34%)	60,514	61,714	1,200	2%	70,112	9,598
Facilities & Equipment	2,671,312	2,898,531	(227,220)	(9%)	2,898,531	3,323,768	425,236	13%	3,831,584	933,052
Wages	2,830,141	3,322,166	(492,025)	(17%)	3,322,166	3,447,239	125,072	4%	4,153,407	831,241
Payroll Taxes	209,668	265,809	(56,140)	(27%)	265,809	269,919	4,110	2%	325,212	59,403
Benefits	767,204	793,995	(26,791)	(3%)	793,995	701,584	(92,411)	(13%)	837,771	43,776
Personnel	3,807,013	4,381,970	(574,957)	(15%)	4,381,970	4,418,742	36,772	0.8%	5,316,390	934,420
Food & Catering	20,697	14,591	6,106	30%	14,591	36,714	22,123	60%	50,621	36,030
Recreation Contracts	323,241	162,467	160,774	50%	162,467	273,783	111,316	41%	391,912	229,446
Bank & Credit Card Fees	68,107	42,765	25,342	37%	42,765	76,928	34,164	44%	94,119	51,355
Program	412,045	219,822	192,223	47%	219,822	387,425	167,603	43%	536,652	316,831
Communications	90,902	85,902	5,000	6%	85,902	89,755	3,853	4%	107,185	21,283
Printing	46,237	52,825	(6,589)	(14%)	52,825	76,514	23,689	31%	105,170	52,345
Advertising	630	-	630	100%	-	-	-	0%	-	-
Communications	137,769	138,728	(959)	(1%)	138,728	166,269	27,541	17%	212,355	73,627
Supplies	151,250	228,245	(76,995)	(51%)	228,245	223,867	(4,378)	(2%)	264,531	36,286
Postage	8,922	11,637	(2,715)	(30%)	11,637	17,027	5,390	32%	18,258	6,621
Dues & Subscriptions	7,885	8,441	(556)	(7%)	8,441	14,530	6,090	42%	15,558	7,117
Travel & Entertainment	4,768	1,120	3,648	77%	1,120	12,223	11,103	91%	14,912	13,791
Other Operating Expense	230,442	115,634	114,808	50%	115,634	187,956	72,322	38%	263,646	148,012
Operations	403,267	365,077	38,190	9%	365,077	455,604	90,527	20%	576,904	211,827
Information Technology	61,453	59,430	2,024	3%	59,430	73,158	13,728	19%	86,509	27,080
Professional Fees	182,859	228,373	(45,514)	(25%)	228,373	224,023	(4,350)	(2%)	272,286	43,913
Commercial Insurance	253,397	264,023	(10,626)	(4%)	264,023	240,276	(23,748)	(10%)	287,000	22,977
Taxes	11,575	10,182	1,393	12%	10,182	20,367	10,185	50%	20,367	10,185
Conferences & Training	12,983	9,171	3,812	29%	9,171	41,889	32,718	78%	45,563	36,391
Employee Recognition	4,667	(5,733)	10,400	223%	(5,733)	9,035	14,768	163%	10,842	16,575
Provision for Bad Debt	-	-	-	0%	-	-	-	0%	-	-
Corporate Expenses	526,936	565,447	(38,511)	(7%)	565,447	608,747	43,300	7.1%	722,567	157,120
Expenses	7,958,341	8,569,575	(611,234)	(8%)	8,569,575	9,360,555	790,980	8%	11,196,452	2,626,877
Gross surplus(Rev-Exp)	1,064,308	851,656	(212,652)	(20%)	851,656	217,363	634,293	292%	12,544	(839,112)
Net. Gain/Loss on Invest.	164,667	501,323	336,656		501,323	-	501,323		-	(501,323)
Net from Operations	1,228,975	1,352,979	124,004	10%	1,352,979	217,363	1,135,616	522%	12,544	(1,340,434)



Green Valley Recreation, Inc.
Statement of Changes in Net Assets
 As of Date: October 31, 2021 and Dec 31, 2020

	Totals	Unrestricted		Emergency Reserve Fund	Maint - Repair - Replacement Reserve Fund	Initiatives Reserve Fund
		Unrestricted	Fixed Assets			
Net change in net assets-GVR	1,352,979 (13)	1,352,979	-	-	-	-
Transfers between unrestricted and reserves:						
Reserve Study Allocation	-	-	-	-	-	-
Principal Transfers	-	(2,211,995)	-	-	1,048,192	1,163,803
Depreciation	-	1,383,584	(1,383,584)	-	-	-
Disposal of Fixed Assets	-	(31,474)	31,474	-	-	-
Purchase & Contributed Fixed Assets	-	(45,047)	1,360,777	-	(951,413)	(364,318)
Withdrawals	-	23,534	-	-	(182,741)	159,207
Allocations of Net Change components:						
Investment income	-	(190,550)	-	10,190	153,298	27,062
Investment Expenses	-	70,732	-	(5,496)	(56,487)	(8,749)
Net Gains (Losses) in Investments	-	(523,871)	-	160,166	360,408	3,298
Repairs and replacements	-	-	-	-	-	-
Net Change to October 31, 2021	1,352,979 (13)	(172,108)	8,667	164,860	371,257	980,303
Net Assets at, Dec 31, 2020	30,548,293 (22)	2,680,306	17,884,981 (21)	993,416 (23)	7,874,717 (24)	1,114,873 (25)
Net Assets as at, October 31, 2021	31,901,271 (8)	2,508,198	17,893,648 (7)	1,158,275 (9)	8,245,974 (10)	2,095,176 (11)
		20,401,846 (14)		11,499,425 (12)		

Footnotes refer to Statement of Financial Position and Statement of Activities

7



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

	Totals	Unrestricted	Emergency Reserve Fund	Maint - Repair - Replace Reserve Fund	Initiatives Reserve Fund
Balance Dec 31, 2020 (at Market)	12,292,477 ⁽²⁰⁾	2,309,471 ⁽¹⁹⁾	993,416 ⁽¹⁵⁾	7,874,717 ⁽¹⁶⁾	1,114,873 ⁽¹⁷⁾
Changes since Jan 1, 2020:					
Principal additions	5,211,995	3,000,000	-	1,048,192	1,163,803
Investment income	217,522	26,973	10,190	153,298	27,062
Withdrawals	(3,339,265)	(2,000,000)	-	(1,134,154)	(205,111)
Investment Expenses	(70,732)	-	(5,496)	(56,487)	(8,749)
Net Change for 10 Months	2,019,521	1,026,973	4,694	10,849	977,005
Balance before Market Change at October 31, 2021	14,311,998	3,336,444	998,110	7,885,567	2,091,878
10 Months Net Change in Investments Gain/(Loss)	501,323	(22,549)	160,166	360,408	3,298
Balance at October 31, 2021 (at Market)	\$ 14,813,320 ⁽⁶⁾	3,313,895 ⁽⁵⁾	1,158,275.37 ⁽¹⁾	8,245,974 ⁽²⁾	2,095,176 ⁽³⁾

11,499,425 ⁽¹²⁾

Footnotes refer to Statement of Financial Position and Statement of Activities



Green Valley Recreation, Inc.
Board of Directors Meeting

Prepared By: David Webster, CFO
 and Donna Coon, FAC Chair

Meeting Date: December 15, 2021

Presented By: David Webster, CFO & Donna Coon, FAC Chair **Consent Agenda:** No

<p>Originating Committee / Department: FAC/Finance</p>
<p>Action Requested: Approve the transfer of funds to the Maintenance, Repair & Replacement Part B (MRR-B) for construction of the East Center pool and spa. Construction started December 1, 2021 with completion in September, 2022.</p>
<p>Strategic Plan Goal: Goal 4: Cultivate and maintain a sound financial base that generates good value for our members.</p>
<p>Background Justification: At the Aug 25, 2021 BOD meeting the board authorized staff to create a Pool and Spa Replacement reserve as part B of the existing Maintenance, Repair & Replace reserve (MRR-A). This account has now been established and this motion will authorize staff to move funds to MRR-B so they can be used to pay the East Center pool contractor, Cimmaron Circle Construction, as work progresses.</p> <p>The following transfers were approved by the Fiscal Affairs Committee at the November 16, 2021 meeting:</p> <ol style="list-style-type: none"> 1. Transfer \$169,553 from Operating Cash to MRR-B. This amount was approved in the 2021 budget for the Major Asset Replacement Reserve (which was redefined as the MRR-B at the Aug 25th Board of Directors meeting) 2. Transfer \$117,616 from MRR-A to MRR-B. This amount is no longer needed in the MMR-A since the old East Center pool and spa no longer exist. 3. Transfer \$1,013,038 from Initiative Reserves to MRR-B. This is the balance to cover the full amount of the contract with Cimmaron Circle Contractors.
<p>Fiscal Impact: All costs of the construction of the East Center pool will be paid from the proper reserve account.</p>

Board Options:

1. Fully fund the new MRR-B account to be used for paying the East Center construction and associated project costs.
2. Pay for the East Center pool construction from Initiatives, MRR-A and Operating cash.
3. Table this decision at this time.

Staff Recommendation:

Option #1

Recommended Motion:

The Fiscal Affairs Committee recommends to the board that it authorize staff to complete the following fund transfers to the Maintenance, Repair, Replace part B.

- 1 - Transfer \$169,553 from Operating Cash to MRR-B.
- 2 - Transfer \$117,616 from MRR-A to MRR-B.
- 3 - Transfer \$1,013,038 from Initiative Reserves to MRR-B.

Attachments:

Cash Flow for Funding EC Pool

GVR
 East Center Pool
 Cash Flow & Funding Source Projection
 11/4/2021

		MRR-B Pools & Spas	Maint. Repair & Replacement	Initiatives	Operating Cash
Initial Funding of MRR-B Budgeted for 2021	Dec-21	\$ 169,553			\$ (169,553)
Cimarron Contract	Dec-21	\$ 1,130,654	\$ (117,616)	\$ (1,013,038)	
Budgeted Funding of MRR-B for 2022	Jan-22	<u>\$ 270,472</u>			<u>\$ (270,472)</u>
Total		<u>\$ 1,570,679</u>	<u>\$ (117,616)</u>	<u>\$ (1,013,038)</u>	<u>\$ (440,025)</u>

Cash Projection of East Center Pool
 Construction

Nov-21	\$ -
Dec-21	\$ 169,600
Jan-22	\$ 113,100
Feb-22	\$ 113,100
Mar-22	\$ 113,100
Apr-22	\$ 113,100
May-22	\$ 113,100
Jun-22	\$ 113,100
Jul-22	\$ 113,100
Aug-22	\$ 56,500
Sep-22	\$ 56,500
Oct-22	<u>\$ 56,354</u>

\$ 1,130,654 \$ (1,130,654)

Balance MRR-B \$ 440,025 no Investment earnings included

Approximately \$147,735 has been spent on the East Center pool to date funded with the Initiatives Fund. All costs associated with the construction with the East Center pool are being capitalized regardless of the funding source. The estimated grand total costs are MRR-B \$1,130,654, MRR \$117,616, Initiatives \$147,735 for a projected total of \$1,396,005



Green Valley Recreation, Inc.

**Exhibit: CPM Revision – Section II,
Subsections 3 and 4
Board of Directors Meeting
December 15, 2021**

Presented By: Nina Campfield

Originating Committee: Board Affairs
<p>Background: Legal counsel expressed several concerns regarding the fees as presented in Section II, Subsections 3 and 4 of the CPM and recommended revisions</p>
<p>Motion: Move to approve the revision of CPM Section II, Subsections 3 and 4 as per the attached; this will become Part 1, Section 1 in the new organization structure.</p>
Strategic Plan Focus Area: Goal 5 – Good governance
<p>Discussion:</p> <ol style="list-style-type: none"> 1) Section II Subsection 3A of the current CPM requires the Board of Directors to annually set all fees, including delinquency charges. Most fees are set through the budgeting process, but delinquency charges are an exception. Last year, the Board forgot to set a specific amount for delinquency charges and as a result, late fees had to be returned to members. After the revision, the fees will remain until changed by the Board of Directors. 2) Subsection 4, which covers nonpayment of dues, was moved into Subsection 3 as 3D. This improves the organization of the CPM. 3) Subsection 3D is now 3E and revised to cover why the fee is due and not how it is paid. 4) In Subsection 3F, the name “Property Acquisition Capital Fee” is changed to “Membership Change Fee”. The Nonprofit Corporation Act allows GVR to establish only 4 kinds of member charges: dues, assessments,

admission fees and transfer fees. The Initial Fee (Section 3E) clearly falls under the “admission fees” category, but “Property Acquisition Capital Fee” is not clear. “Membership Change Fee” more clearly refers to a change in ownership of a member property, and may be considered either an admission fee or a transfer fee. In addition, the language of this section has been clarified to remove uncertainty over its intent.

- 5) GVR has used the term “Transfer Fee” for the fee charged for preparing disclosure documents, and that fee has been renamed “Disclosure Fee”.

Impact: The CPM will be better organized and easier to understand. The fee names will be better understood by members.

Attachments:

- 12-15 BOD Amendment to CPM Section II, Subsections 3 & 4, Redline
- 12-15 BOD Amendment to CPM Section II, Subsections 3 & 4, Clean

SUBSECTION 3. ANNUAL DUES, ANNUAL DUES INSTALLMENT PAYMENT PLAN, INITIAL FEES, FEES FOR SERVICES (updated 9/25/2018)

A. General

~~All Fees, Annual Dues, Service Fees and Delinquency charges and fees shall be established each year by the approval of a majority of Directors in office, provided that should the Board fail to establish the amount of a particular fee, it shall remain unchanged from the previous year. Special assessments for any purpose shall require approval of a majority of Directors in office, and a vote of at least a majority of the Members voting.~~

B. Annual Dues

1. The Board shall establish membership dues for each fiscal year on or before December 10. In establishing annual dues, the Fiscal Affairs Committee and the Board of Directors shall use the following formula as a starting point. The sum of 50% of the CPI (W) percentage increase/decrease through September of the current year and 50% of the Social Security percentage increase/decrease for the current year. To the extent permitted by law, the Committee and Board may deviate from this formula in establishing the dues after taking into consideration all relevant factors including, but not limited to, projected operating costs, maintenance projects, and appropriate reserves. These dues are payable on or before January 1 of that same fiscal year.
2. Upon the initial purchase of a property in a deed-restricted subdivision, the annual dues shall be prorated as of the date of closing. When an owner of property in a subdivision which is not master deed restricted subjects his property to a GVR deed restriction, the annual dues shall be prorated as of the date the property is made subject to the voluntary deed restriction.
3. Commercial Residential/Care Facility (CRCF) membership properties shall pay annual dues in an amount equal to the then-current annual dues multiplied by the number of units in the facility, regardless of whether or not such units are occupied.

C. Annual Dues Installment Payment 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.

4. The past and current month's payments will be charged and must be paid at the time the plan is set up.
5. If a member requests a payment plan, his/her account may be subject to all applicable finance charges.
6. Members will only be able to use the payment plan with an Automatic Clearing House (ACH) Debit.
7. At the time of the request, future finance charges will stop unless the member defaults on payments. If the account is defaulted, all past applicable finance charges that would have been charged will become due.
8. Members may continue to use GVR facilities and attend programs if they are current with their payments.

D. Due Date and Effect of Nonpayment of Annual Dues.

1. Annual dues are due and payable on or before January 1st.
2. Any dues, fees, or assessments that are not paid in full ten (10) days after their due dates shall be deemed delinquent and subject to a late fee as determined by the Board.
3. If a member's account remains delinquent as of May 1, the account will be referred to counsel for collection, including, but not limited to, the recording of a notice of lien against the member's property and the initiation of legal proceedings against the delinquent member and/or his property. Collection costs, including, but not limited to, attorney's fees and court costs, shall be the responsibility of the delinquent members.
4. A member who has entered into an approved payment plan with GVR and is in compliance with the terms thereof shall not be considered delinquent.

ED. Initial Fees

1. The Initial Fee may be adjusted annually by the Board based on the Department of Labor CPI (Consumer Price Index), "all items, Western Urban Region," rounded to the nearest dollar amount.
2. The initial fee ~~applies upon the sale of a deed-restricted GVR property from a developer to a third party or is due at the time of the closing of escrow on a deed-restricted membership property or upon an owner at the time an owner elects electing to voluntarily deed-restrict property for GVR membership.~~
3. An owner paying an Initial Fee shall be exempt from paying the ~~Property Acquisition~~ Membership Change- Fee on that property.
- 3-4. A portion of the revenue from ~~Property Acquisition~~ Initial Fees is to be used to fund contributions to the Initiatives Reserve Fund as determined by the Board.

E. ~~F. Property Acquisition Capital Fee (updated 8/28/2019)~~ Membership Change Fee

1. Upon transfer of title ~~to of~~ a GVR membership property, the new owner shall pay a ~~Property Acquisition Capital~~ Membership Change Fee.
- ~~1.2.~~ 2. The Membership Change Fee shall be refunded if the new owner was a GVR member within 365 days prior to the transfer of title and owns no other GVR property.
- ~~2.~~ The GVR 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 prior.
- ~~3.~~ When acquiring one or more additional GVR membership properties, the new the new owner shall pay the Property Acquisition Capital Fee for each such additional property, except for transfer of title, as described in #2 of this section E.
- ~~3.~~ Revenue from the Property Acquisition Capital Membership Change Fees may be used as will most effectively further the general purpose of the Corporation to provide for current and future needs. A portion of the revenue from Membership Change Fee is to be used to fund contributions to the Initiatives Reserve Fund as determined by the Board.
4. The Membership Change Fee does not apply to the transfer of title for estate purposes (e.g., into a trust).

F. Other Fees (updated 12/17/2015)

A fee for service is payment for the work involved in an operation that benefits individual members, as distinct from the entire membership.

1. The Board has established fees for services:
 - a) **Transfer Disclosure Fees:** There shall be a charge for the processing of ~~the transfer of a membership~~ disclosure documents upon the transfer of title ~~to of~~ a membership property.
 - b) **Tenant Fees:** Upon application, tenant cards shall be issued to a person leasing GVR membership property. There will be a charge for a tenant card.
2. The authority to establish and modify operational fees is delegated to GVR Administration as part of the ongoing day-to-day management of the organization. Such fees fall in the following broad categories.
 - a) **Programmatic Fees:** These fees are established to provide cost recovery of direct expenses related to entertainment, participation, and instructional programs.
 - b) **Facility Fees:** These fees are established to provide cost recovery related exclusively to the use of facility space and/or

equipment by outside groups and member usage beyond the basic services of GVR. Such fees include, but are not limited to, reservation fees, time incremental facility usage fees, equipment fees, custodial and technician fees, catering. Damage deposits are required.

- c) **Administrative Fees:** These fees are established to provide cost recovery for miscellaneous services provided to members and outside parties. Such fees include but are not limited to, photocopying, facsimile, computer, facility keys, card replacement and publications.
- d) **Processing Fees:** These fees are established to provide cost recovery for labor and overhead generated through business transaction to members and outside parties. Such fees will be attached to all transactional business including, but not limited to, member dues, programs, instructional courses, and rentals.

SUBSECTION 4. DELINQUENCY AND PENALTIES

A. General

~~The Board shall ensure the establishment of:~~

- ~~1. Payment due dates for initial fees, annual membership dues, fees for services and assessments.~~
- ~~2. Penalties for late payments.~~

B. Effect of Non-Payment

- ~~1. Annual dues are due and payable on or before January 1st.~~
- ~~2. Any dues, fees, or assessments that are not paid in full ten (10) days after their due dates shall be deemed delinquent and subject to a late fee as determined by the Board.~~
- ~~3. If a member's account remains delinquent as of May 1, the account will be referred to counsel for collection, including, but not limited to, the recording of a notice of lien against the member's property and the initiation of legal proceedings against the delinquent member and/or his property. Collection costs, including, but not limited to, attorney's fees and court costs, shall be the responsibility of the delinquent members.~~
- ~~4. A member who has entered into an approved payment plan with GVR and is in compliance with the terms thereof shall not be considered delinquent.~~

SECTION II - MEMBERSHIP

SUBSECTION 3. ANNUAL DUES, ANNUAL DUES INSTALLMENT PAYMENT PLAN, INITIAL FEES, FEES FOR SERVICES (updated 9/25/2018)

A. General

Annual dues and fees shall be established each year by the approval of a majority of Directors in office, provided that should the Board fail to establish the amount of a particular fee, it shall remain unchanged from the previous year.

B. Annual Dues

1. The Board shall establish membership dues for each fiscal year on or before December 10. In establishing annual dues, the Fiscal Affairs Committee and the Board of Directors shall use the following formula as a starting point. The sum of 50% of the CPI (W) percentage increase/decrease through September of the current year and 50% of the Social Security percentage increase/decrease for the current year. To the extent permitted by law, the Committee and Board may deviate from this formula in establishing the dues after taking into consideration all relevant factors including, but not limited to, projected operating costs, maintenance projects, and appropriate reserves. These dues are payable on or before January 1 of that same fiscal year.
2. Upon the initial purchase of a property in a deed-restricted subdivision, the annual dues shall be prorated as of the date of closing. When an owner of property in a subdivision which is not master deed restricted subjects his property to a GVR deed restriction, the annual dues shall be prorated as of the date the property is made subject to the voluntary deed restriction.
3. Commercial Residential/Care Facility (CRCF) membership properties shall pay annual dues in an amount equal to the then-current annual dues multiplied by the number of units in the facility, regardless of whether or not such units are occupied.

C. Annual Dues Installment Payment 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.
4. The past and current month's payments will be charged and must be paid at the time the plan is set up.
5. If a member requests a payment plan, his/her account may be subject to all applicable finance charges.
6. Members will only be able to use the payment plan with an Automatic Clearing House (ACH) Debit.
7. At the time of the request, future finance charges will stop unless the member defaults on payments. If the account is defaulted, all past applicable finance charges that would have been charged will become due.
8. Members may continue to use GVR facilities and attend programs if they are current with their payments.

D. Due Date and Effect of Nonpayment of Annual Dues.

1. Annual dues are due and payable on or before January 1st.
2. Any dues, fees, or assessments that are not paid in full ten (10) days after their due dates shall be deemed delinquent and subject to a late fee as determined by the Board.
3. If a member's account remains delinquent as of May 1, the account will be referred to counsel for collection, including, but not limited to, the recording of a notice of lien against the member's property and the initiation of legal proceedings against the delinquent member and/or his property. Collection costs, including, but not limited to, attorney's fees and court costs, shall be the responsibility of the delinquent members.
4. A member who has entered into an approved payment plan with GVR and is in compliance with the terms thereof shall not be considered delinquent.

E. Initial Fees

1. The Initial Fee may be adjusted annually by the Board based on the Department of Labor CPI (Consumer Price Index), "all items, Western Urban Region," rounded to the nearest dollar amount.
2. The initial fee applies upon the sale of a deed-restricted GVR property from a developer to a third party or upon an owner electing to voluntarily deed-restrict property for GVR membership.
3. An owner paying an Initial Fee shall be exempt from paying the Membership Change Fee on that property.
4. A portion of the revenue from Initial Fees is to be used to fund contributions to the Initiatives Reserve Fund as determined by the Board.

F. Membership Change Fee

1. Upon transfer of title of a GVR membership property, the new owner shall pay a Membership Change Fee.
2. The Membership Change Fee shall be refunded if the new owner was a GVR member within 365 days prior to the transfer of title and owns no other GVR property.
3. Revenue from the Membership Change Fees may be used as will most effectively further the general purpose of the Corporation to provide for current and future needs. A portion of the revenue from Membership Change Fee is to be used to fund contributions to the Initiatives Reserve Fund as determined by the Board.
4. The Membership Change Fee does not apply to the transfer of title for estate purposes (e.g., into a trust).

G. Other Fees (updated 12/17/2015)

A fee for service is payment for the work involved in an operation that benefits individual members, as distinct from the entire membership.

- a. The Board has established fees for services:
 - a) **Disclosure Fees:** There shall be a charge for the processing of disclosure documents upon the transfer of title of a membership property.
 - b) **Tenant Fees:** Upon application, tenant cards shall be issued to a person leasing GVR membership property. There will be a charge for a tenant card.
- b. The authority to establish and modify operational fees is delegated to GVR Administration as part of the ongoing day-to-day management of the organization. Such fees fall in the following broad categories.
 - a) **Programmatic Fees:** These fees are established to provide cost recovery of direct expenses related to entertainment, participation, and instructional programs.
 - b) **Facility Fees:** These fees are established to provide cost recovery related exclusively to the use of facility space and/or equipment by outside groups and member usage beyond the basic services of GVR. Such fees include, but are not limited to, reservation fees, time incremental facility usage fees, equipment fees, custodial and technician fees, catering. Damage deposits are required.
 - c) **Administrative Fees:** These fees are established to provide cost recovery for miscellaneous services provided to members and outside parties. Such fees include but are not limited to, photocopying, facsimile, computer, facility keys, card replacement and publications.

- d) **Processing Fees:** These fees are established to provide cost recovery for labor and overhead generated through business transaction to members and outside parties. Such fees will be attached to all transactional business including, but not limited to, member dues, programs, instructional courses, and rentals.



Green Valley Recreation, Inc.

**Exhibit: Recommend Amended and
Restated Bylaws
Board of Directors Meeting
December 15, 2021**

Background:

Per the Nonprofit Corporation Act, the Board of Directors is expected to recommend a motion that is presented to the members. The motion that was passed on June 23, 2021 was to place the Amended and Restated Bylaws on the 2022 ballot, but did not specifically state that such placement include a recommendation.

The motion below is consistent with Robert's Rules of Order, Newly Revised.

Motion:

Move that the June 23 motion "Move to approve placing the Amended and Restated Bylaws on the 2022 ballot" be amended to state "Move to approve placing the Amended and Restated Green Valley Recreation, Inc. Bylaws, **Version 3** on the 2022 Ballot **and recommend that members vote to approve it.**"



Green Valley Recreation, Inc.

Exhibit: Revised CPM Structure
Board of Directors Meeting
December 15, 2021

<p>Originating Committee: Board Affairs</p>
<p>Background: GVR’s Corporate Policy Manual is being revised. In order to allow time to review and discuss each section, it is necessary to adopt the new outline.</p>
<p>Motion: I move that the Board of Directors accept the following organization and structure for GVR’s Corporate Policy Manual, and that the section “Board Resolutions” be removed to a separate document:</p> <ul style="list-style-type: none"> Part 1: Membership Part 2: Board of Directors Part 3: Committees Part 4: Chief Executive Officer Part 5: Fiscal/Accounting Part 6: GVR Programs and Clubs Part 7: Communications Part 8: Risk Management Part 9: Human Resources Part 10: Miscellaneous Appendix – Board Policies
<p>Discussion: The new outline puts all sections dealing with a particular subject in the same Part, making the CPM easier to use and eliminating duplications.</p> <p>Approval of only the major headings is requested at this time, as there may be further re-organization of the subheadings.</p>
<p>Attachment: A draft of the current detailed recommended table of contents</p>

PART 1: MEMBERSHIP

SECTION 1 - DUES AND FEES

1.1.1 General

1.1.2 Annual Dues

1.1.3. Annual Dues Installment Payment Plan

1.1.4. Initial Fees

1.1.5. Property Acquisition Capital Fee

1.1.6 Other Fees

1.1.7. Member Payment Transactions

1.1.8 Delinquencies

SECTION 2 - USE OF GVR FACILITIES

1.2.1. Identification Cards

1.2.2. Guest Policy

1.2.3. Life Care Privilege

1.2.4 Code of Conduct

1.2.5 Rules and Regulations

1.2.6. Special Facility Use Rules and Regulations

SECTION 3 - SUSPENSION OF PRIVILEGES

1.3.1 Suspension for Delinquency

1.3.2 Suspension for Conduct

1.3.3 Effects of Suspension

PART 2: BOARD OF DIRECTORS

SECTION 1 - POWERS, DUTIES, AND RESPONSIBILITIES

- 2.1.1 Responsibilities.**
- 2.1.2. Powers of The Board – updated 5/24/2017**
- 2.1.3 Director Vacancies**

SECTION 2 - OFFICER ELECTIONS

- 2.2.1 General**
- 2.2.2 The Nominating Ballot**
- 2.2.3 The Electing Ballot**

SECTION 3 - BOARD MEETINGS

- 2.3.1. Rules of Order for Agenda Preparation**
- 2.3.2 Protocol and Conduct for Board Meetings**
- 2.3.4. Minutes of Board Meetings**

SECTION 4 - CODE OF CONDUCT

- 2.4.1 Board Code of Conduct**
- 2.4.2 Code Enforcement Procedures**

SECTION 5 - MISCELLANEOUS

- 2.5.1 Use of Legal Counsel**

PART 3: COMMITTEES

SECTION 1 - GENERAL

3.1.1 Terms of Board Committee Chairpersons

3.1.2. Committees of The Board of Directors

SECTION 2 - BOARD AFFAIRS COMMITTEE

3.2.1. Duties and Responsibilities

SECTION 3 - FISCAL AFFAIRS COMMITTEE

3.3.1 Membership Considerations

3.3.2. Responsibilities

SECTION 4 - PLANNING AND EVALUATION COMMITTEE

3.4.1. Membership Considerations

3.4.2 Responsibilities

SECTION 5 - AUDIT COMMITTEE

3.5.1. Membership

3.5.2. Responsibilities

SECTION 6 - NOMINATIONS & ELECTIONS COMMITTEE

3.6.1. Membership

3.6.2. Responsibilities

SECTION 7 - INVESTMENTS COMMITTEE

3.7.1. Membership

3.7.2. Responsibilities

PART 4: CHIEF EXECUTIVE OFFICER

SECTION 1 - AUTHORITY OF THE CEO

4.1.1. General

4.1.2. Fiscal Authority

4.1.3. Programmatic Authority

SECTION 2 - RESPONSIBILITIES

4.2.1. Human Resources

4.2.2. Board Relationship

4.2.3. Other Responsibilities

SECTION 3 - COMPENSATION AND REVIEW

4.3.1. Chief Executive Officer Compensation

4.3.2. Chief Executive Officer – Performance Appraisal Process

PART 5: FISCAL/ACCOUNTING

SECTION 1 - FISCAL POLICY

5.1.1 Definitions

5.1.2 Accounting

5.1.3 Purchasing

SECTION 2 - INVESTMENT POLICY

5.2.1. Investment Policy

5.2.2. Financing

5.2.3. Revolving Line of Credit

SECTION 3 - RESERVE POLICY

5.3.1. Overview

5.3.2. Reserve Study Policy

5.3.3. Maintenance of GVR Financial Reserve System

5.3.4. Reserve Contributions and the Annual Budget:

5.3.5. Paying from reserve accounts or reimbursing operating cash account for reserve expenditures

5.3.6. Priority of making contributions to Reserve Accounts

5.3.7. Rebalancing Reserve Accounts

5.4.8. Emergency Reserve Fund (previously the Operating Reserve Fund)

5.3.9. Maintenance, Repair & Replacement Reserve Fund (previously the Capital Reserve Fund)

5.3.10 Annual Reserve Study

5.3.11. Initiatives Reserve Fund (previously Initiatives & Innovations Reserve Fund)

PART 6: GVR PROGRAMS AND CLUBS

SECTION 1 - GVR PROGRAMS

6.1.1. Objective

6.1.2. Acceptance of Grant Funding

6.1.3. GVR Activities Open To the General Public

6.1.4. General Public Ticket Surcharges

6.1.5. GVR As Ticket Outlet for Non-GVR Sponsored Programs

SECTION 2 - GVR CLUBS

6.2.1 Organization

6.2.2. Membership/Guests/Monitoring

6.2.3. Insurance

6.2.4. Financial and Tax Requirements

6.2.5. Sales Tax

6.2.6. Facilities

6.2.7. Reservations

6.2.8. Clubs and Class offerings

6.2.9. Club Reporting and Records Management

6.2.10. Club Bylaws

6.2.11. Member Code of Conduct

6.2.12. Three Strike Rule

6.2.13. Peer Committees

6.2.14. Dissolution of a Club

SECTION 3 - HOBBY SHOPS AND STUDIO CLUBS

6.3.1. Basic Services

6.3.2 Equipment

6.3.3 Members' Use of Hobby Shops

6.3.4. Merchandise/Product Sales

6.3.5. Liquor Policy

PART 7: COMMUNICATIONS

SECTION 1 - POLICIES

7.1.1. General

7.1.2. GVR email Administrator

7.1.3. Prohibited Email Communications

SECTION 2 - EXTERNAL COMMUNICATIONS

7.2.1. Public Information officer (PIO) as Point of Contact

7.2.2. Information Prohibited from Public Release

7.2.3. Correction of Inaccurate Information

7.2.4. Media & Public Access

7.2.5. Media Access

7.2.6. Media Coverage of Public Events

7.2.7. Media Access to GVR Clubs

7.2.8. Media Requests for Information – Media Inquiries

SECTION 3 - MEMBER COMMUNICATIONS

7.3.1. Response to Member Communications Sent to Staff

7.3.2. Response to Member Communications Sent to the Board of Directors

7.3.3. Member Comments at GVR Board of Director Meetings

7.3.4. Email Communications with Members

7.3.5. GVR Email Updates

7.3.6. GVR Board of Directors Email Policy

7.3.7. Board of Directors Email Policy

7.3.8. Prohibited Email Communications

SECTION 4 - ELECTRONIC & SOCIAL MEDIA

7.4.1. General

PART 8: RISK MANAGEMENT

SECTION 1 - GENERAL

8.1.1. Policy

8.1.2 Disaster Recovery

SECTION 2 - INSURANCE

8.2.1. Coverages

8.2.3. Volunteers and Members

8.2.4. Committee Members

SECTION 3 - MISCELANEOUS

8.3.1. Indemnification

The Corporation shall indemnify and hold harmless its officers,

PART 9: HUMAN RESOURCES

SECTION 1 - EMPLOYMENT PRACTICES MANDATES

9.1.1. Non-Discrimination Policy

9.1.2. Non-Discrimination Practices

SECTION 2 - CORPORATE PERSONNEL

9.2.1. Policy Statement

9.2.2. Equal Employment Opportunity Policy

SECTION 3 - MISCELLANEOUS

9.3.1. Volunteers

9.3.2. GVR 401(K) Contribution Plan

9.3.3. Records Retention Policy

PART 10: MISCELLANEOUS

SECTION 1 -PETITIONS FOR BOARD CANDIDATES AND PROPOSED BYLAW AMENDMENTS

10.1.1 Petition Process

10.1.2. Requirements for Signatures

SECTION 2 - EXAMINATION OF CORPORATE DOCUMENTS

10.2.1. Authority

10.2.2. Charge for Documents

10.2.3. Member Requests for Information

SECTION 3 - MISTAKE OR TYPOGRAPHICAL ERROR IN PRINTED MATERIAL IN THE CORPORATE POLICY MANUAL



Green Valley Recreation, Inc.
Board of Directors

Prepared By: David Jund, Facilities Director **Meeting Date:** December 15, 2021

Presented By: David Jund, Facilities Director **Consent Agenda:** No

Originating Committee / Department: Planning & Evaluation Committee/ Staff

Action Requested: At a cost not to exceed \$50,000, direct staff to pursue the recommendation made by the P & E Committee to pursue the Plan A capital plan, as presented and attached, which includes Phase 1 design services for an Arts Center at West Center and a fitness center expansion at the Desert Hills Center shuffleboard location, with the understanding that staff will present the results of the Phase 1 design to the Board once completed, at which time, the Board will provide direction to staff on how and if to proceed.

Strategic Plan Goal #1: Provide excellent facilities for members to participate in a variety of active and social opportunities.

Background Justification:

Based on details presented to the Board of Director's at the December 6, 2021 work session, the Board is being asked to direct staff to move forward with Phase 1 design services of an Arts Center at West Center and a fitness center expansion at the Desert Hills Center.

Phase 1 Design services include:

- Program/scope confirmation
- Building concepts (conceptual/schematic)
- Construction cost estimates
- Establish a Total Project Budget
- Schedule, etc.

Fiscal Impact:

A cost not to exceed \$50,000 from the Initiatives Fund. With approval and directive from the Board to proceed, staff will reach out to a preferred architectural firm to obtain a fee for Phase 1 design services.

Board Options:

1. Pursue Plan A as recommended by the P & E Committee
2. Pursue Plan B.
3. Provide alternative direction to staff.

Staff Recommendation:

Option #1

Recommended Motion:

Move to direct staff to pursue the recommendation made by the P & E Committee to pursue the Plan A capital plan, as presented and attached, which includes Phase 1 design services, the costs of which shall not exceed \$50,000, for an Arts Center at West Center and a fitness center expansion at the Desert Hills Center shuffleboard location, with the understanding that staff will present the results of the Phase 1 design to the Board once completed, at which time, the Board will provide direction to staff on how and if to proceed.

Attachments:

- Facilities survey results
- Plan A and Plan B illustration map
- Capital Plans for A and B



Facilities Organization Options Survey

Over the late summer and fall of 2021, staff and the GVR Planning and Evaluation Committee (P&E) developed a number of facility use options intended to address the membership's recreation facility priorities. When the Canoa Hills Clubhouse purchase was completed, and preliminary plans for the building were estimated to cost nearly \$2 million, staff and P&E put the plan on hold to see if other options could accommodate the clubs in need of space, while increasing the number of members who would benefit from a multi-million dollar investment.

Based on the results of the 2018 member survey, which mirrored the member feedback gathered during master planning in 2016, GVR members most want:

1. Improved fitness facilities
2. Improved spaces for cramped clubs
3. Social gathering spaces
4. Walking paths and natural areas (since provided by Pima County at the Historic Canoa Ranch and the Canoa Hills Trails Park)

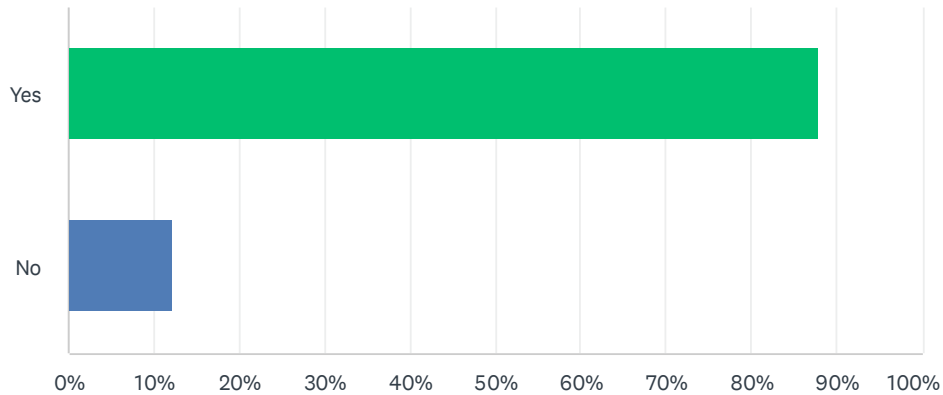
Several clubs, meanwhile, are in need of space with some needs being urgent. As a point of interest, since this survey was published, the Glass Arts Club has endorsed a plan to occupy an industrial arts complex at West Center, should that be built in a timely fashion.

The Planning and Evaluation Committee asked members to provide them with a little direction via the informal survey below. It was distributed via eblast, posted on the GVRRec.org homepage and lobby computers, and both digital and paper posters invited members to participate. The survey was completed by 949 people between November 19 and December 6.

The first question asking for the respondent's member number has been omitted.

Q2 The shuffleboard courts at Desert Hills have been essentially defunct for several years with no ill effect on the Shuffleboard Club. Do you support providing improved fitness facilities by creating an updated and expanded fitness center in that space, replacing the current cramped fitness centers at Desert Hills and Canoa Hills (combined average of 5273 uses per month in season)?**

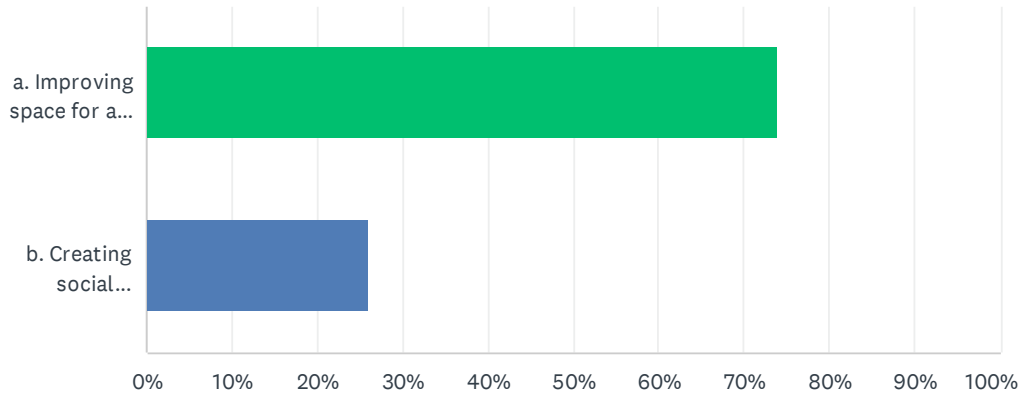
Answered: 927 Skipped: 22



ANSWER CHOICES	RESPONSES	
Yes	87.92%	815
No	12.08%	112
TOTAL		927

Q3 The Canoa Hills Clubhouse includes a 4,000 square foot lower level. Which option do you prefer?

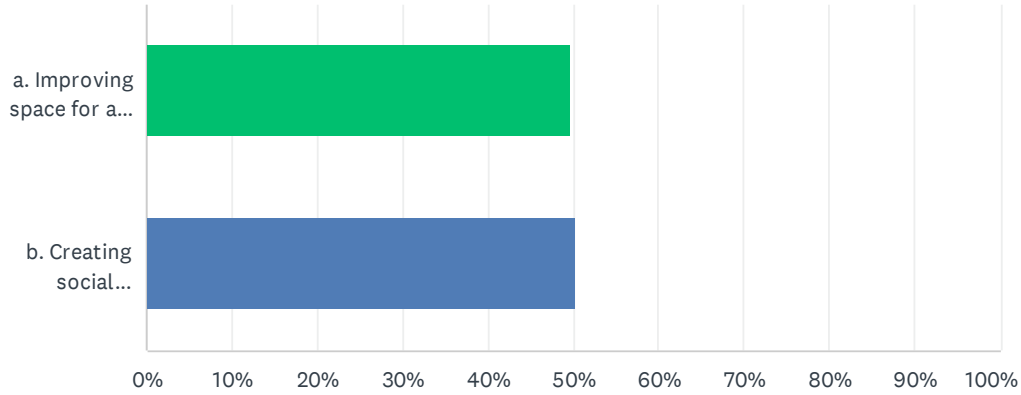
Answered: 897 Skipped: 52



ANSWER CHOICES	RESPONSES
a. Improving space for a cramped club by renovating the lower level into dedicated space for the Glass Arts Club which is now working out of the meeting space at Abrego North and storing their tools and materials in a shed in the parking lot between sessions.	74.02% 664
b. Creating social gathering space by renovating the lower level into a game room to house the Billiards Club, Men's Poker Club, and any of the general membership wishing to get together for cards or other tabletop games. ****	25.98% 233
TOTAL	897

Q4 The Canoa Hills Clubhouse also has a top floor overlooking the Canoa Hills Trails Park. It was previously split between a café/bar and a pro shop with offices. Which option do you prefer?

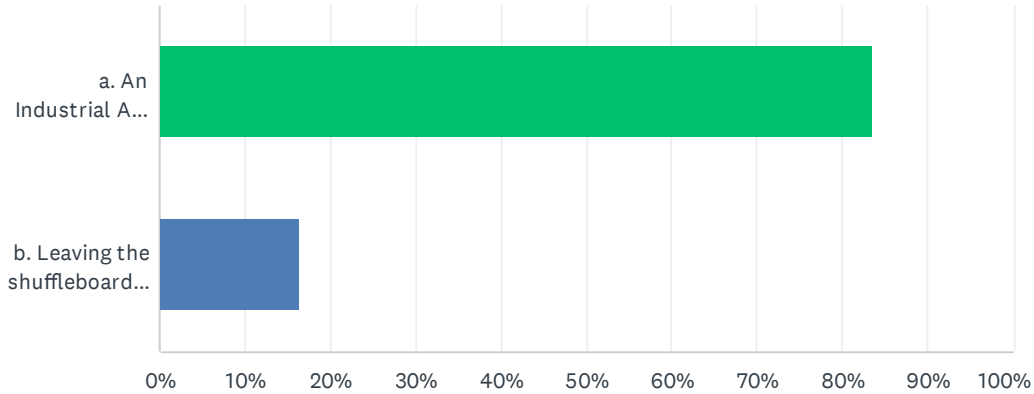
Answered: 911 Skipped: 38



ANSWER CHOICES	RESPONSES
a. Improving space for a cramped club by renovating the top floor for an expanded Ceramics Club studio.*	49.73% 453
b. Creating social gathering space for the general membership on the top floor, featuring (leased) café or pub space with pool and card tables, darts, dance floor, etc.	50.27% 458
TOTAL	911

Q5 The shuffleboard courts at West Center are underutilized. GVR plans to enhance the shuffleboard courts at Abrego South with picnic areas and restrooms, then shift club play to the enhanced facility. Would you prefer to see the West Center shuffleboard courts then repurposed for...

Answered: 899 Skipped: 50



ANSWER CHOICES	RESPONSES
a. An Industrial Arts Center with space for a consolidated Lapidary and Silversmithing shop, a Glass Arts studio, and a Metal Arts shop, to complement the existing Woodworking shop (which could expand into existing lapidary) and the Artisan's Shop?****	83.65% 752
b. Leaving the shuffleboard courts as is?	16.35% 147
TOTAL	899

Q6 Do you have other thoughts? Share them below in 200 words or less.

Answered: 366 Skipped: 583

#	RESPONSES	DATE
1	Upgrade WC Shuffleboard Courts to provide better shade, which will elevate use	12/6/2021 7:57 AM
2	I'm rather new to GVR. Perhaps when time and COVID allows I will be more familiar with the facilities and resources and can give responsible suggestions. I love being here. Thank you all for your work. Betty Shelman	12/5/2021 12:50 PM
3	Take glass arts out of #5 and consolidate all Glass Arts up at the new Canoa Hills center. I have been able to take very few glass arts classes the past 2-3 years due to cramped space.	12/4/2021 9:57 AM
4	The West Center Courts are underutilized due the intense heat during the summer months. The tall walls prevent the breeze from circulating and there is vertically no shade for players on the north end. Expanding overhangs would enhance usage.	12/4/2021 1:09 AM
5	Actually, the lower level at Canoa Hills is a perfect area for outdoor concerts. Stage on the lawn. Seating up toward the clubhouse. If the top floor had a Cafe. It would be awesome. Thanks	12/3/2021 8:47 PM
6	Upper level of Canoa Hills Clubhouse could be used for cooking classes and other related activities given the existing commercial kitchen. Could also be used as a coffee shop/gathering space.	12/3/2021 8:00 PM
7	An industrial arts complex at W Center and a fine arts complex at Santa Rita Springs could logically consolidate the relevant clubs' activities and interactions.	12/3/2021 4:23 PM
8	Seems that club members have immediate needs that should be met.	12/3/2021 2:23 PM
9	You do not have accurate data as to use of shuffleboard. May improve if area to swipe card rather than hidden sign up forms	12/2/2021 3:37 PM
10	Where will the fall and winter league shuffleboard teams play. Right now, 25 % of the fall league uses west center as their home court. Percentage is probably higher for the winter league.	12/2/2021 12:58 PM
11	Has GVR talked to the Shuffleboard Club officers about taking away the club's primary courts? West Center courts are the best laid out maintained courts at GVR with adequate parking and convenient restrooms. West Center and Abrego South courts are both necessary in addition to others to accommodate the number of players for league and round robin play, classes, and special events especially during winter months. Rather than spending money on repurposing these courts, more effort should be made to revamp the Canoa Hills new purchase. Why does GVR need dedicated social activity space? There is plenty of opportunity for social encounters including existing Clubs. Make room for the Clubs!	12/1/2021 3:49 PM
12	Not answering survey questions. Seem set up for outcome that is wanted. Go back to the 10 year plan - it was good! Give clubs the Canoa Clubhouse space. That is what it was purchased for.	12/1/2021 8:11 AM
13	Definitely provide space for ceramics, which is in dire need. Spaces for socializing can be expanded in outside areas, which during COVID is healthier anyway.	11/30/2021 6:08 PM
14	I strongly encourage using the Canoa Hills clubhouse to expand space for the Ceramics, Glass arts, and any other club which could utilize the space. Do not make it a social gathering place, not needed.	11/30/2021 5:53 PM
15	The Metal Arts does need an improved space. As for the Artisan's Shop, it serves All the other creative club by giving the members a place to sell their work. Therefore, the Artisans's Shop should remain in the West Center area where it is presently located But be expanded into the existing Billiards space. This would allow more club members to sell their art/crafts. The existing space is much too small and has been asking for many years for more space. Thank you for considering this request.	11/30/2021 5:10 PM

Facility Organization Options Survey

16	I use DH center 4-5 times a week and have never seen anyone using the shuffleboard courts. However, the Gym and Ceramics studios are very crowded and cramped. I feel that these 2 activities-gym and ceramics- need more space	11/30/2021 4:57 PM
17	GVR News 10/23/2020, on GC purchase: "After a lengthy and comprehensive remodel of the building, dedicated space will be built for GVR Glass Artists, GVR Ceramics and GVR Poker Clubs. Additionally, the move will free up space at the Desert Hills Center to allow GVR Lapidary Club to expand; facilitate expansion of the fitness room and provide availability for much needed meeting space for member groups and classes." Purchase of the Golf Course was predicated on this plan. Selling the GVR members on a well-conceived plan then scrapping it for other ideas is called bait-and-switch. There's enough clubs in the GV area – GVR shouldn't get into the café and bar business (beyond GVR's charter?). Not opposed to the WC shuffleboard court repurposing, but there's already a plan for the Glass Arts and Lapidary shops; consider other clubs that need dedicated space. Many activities could be supported with administrative spaces (e.g., dances at Canoa Hills) vs. dedicated space.	11/30/2021 3:51 PM
18	Either on the lower or upper level of the Canoa clubhouse add video/pinball/pac man games open to grand kids at limited times. And possibly stat leagues to encourage use.	11/30/2021 3:30 PM
19	Expand the Artisan Shop into the Billiards room, and consolidate the billiards some place else.	11/30/2021 11:22 AM
20	Please don't squeeze us out again!	11/30/2021 10:05 AM
21	My personal experience is west center is used by many seniors. Please don't squeeze us out again.	11/30/2021 10:05 AM
22	Add a cornhole setup somewhere.	11/30/2021 9:03 AM
23	The view on the top floor of the Canoa Hills Clubhouse is perfect for a socializing space.	11/29/2021 11:33 PM
24	Keep your promise and give the clubhouse to ceramics and the glass artists club.	11/29/2021 9:43 PM
25	This was an extremely stupid move to purchase this facility without a plan in mind of what was needed. Im sick of increasing my membership every year when I never use the facilities. And don't give me the bullship that my membership won't go up because it does every year and our social security doesn't	11/29/2021 6:43 PM
26	The shuffleboard group may be small, however we enjoy the play. The Abrego has too many groups going at the same time and their isnt enough parking now. Cars are in the road every Thursday, There is plenty of parking at the west. Picnic areas are ridiculous.	11/29/2021 3:18 PM
27	The Abrego South shuffleboard courts are lacking in number to handle the numbe of courts needed to allow members to play at one time. The west center courts are used in the winter league play. They are not used in summertime because of the heat and lack of adequate shade being available—poor design when built and they have never been upgraded. The shuffleboard courts that were available during poor weather have already been taken for other purposes. The club cannot play when it is raining. After two or three years, GVR is finally trying to find a use for this space as earlier in the survey. The shuffleboard club could have been using those courts during this time!	11/29/2021 2:05 PM
28	Don't care for any of the options. Looking for outdoor or indoor racket court	11/29/2021 12:41 PM
29	We really need state of art fitness equipment and floor space for exercises. Thanks.	11/29/2021 12:21 PM
30	I believe you should use all dues to maintain the current 13 facilities and stop coming up with new ideas to spend the members money. Dues would come down just maintaining facilities and not spending on you wish list. The money spent on club house was obscene and more to come to upgrade it.	11/29/2021 11:45 AM
31	Without West Center. The club would be short courts for fall and winter leagues. They need those courts leave well enough alone.	11/29/2021 10:15 AM
32	It would be a shame to lose one of the best shuffle board courts we have.Not everyone can play pickleball.	11/29/2021 10:12 AM
33	Do not take away the Shuffleboard court. There are too, too many pickle board courts. We need more shuffleboard courts. Thank you for your service.	11/29/2021 9:44 AM
34	You don't give a lot of options on the above questions, it is a or b. I think there should be an other option or room for comments.	11/29/2021 8:45 AM

Facility Organization Options Survey

35	We need more park area, outdoor or indoor walking/jogging facilities, area for food trucks and picnicking, Enough with crafts.	11/29/2021 7:37 AM
36	Seems to me that the options are limited - have these options been carefully selected from all/any options?	11/29/2021 7:01 AM
37	Why can't the ceramics club be located with the glass club? Does the glass club need 4000 SF?	11/29/2021 6:47 AM
38	We play at both West Center and Abrogo South. The GVR West has about a 70 to 75 percent sign in rate. The GVR Abrogo South has an even lower rate. Twice this month (Nov.) There was no sign in sheets and when there is about 50 percent sign in. We have seen days when just 2 or 3 people sign in even there was over 14 people. s	11/28/2021 7:28 PM
39	Current facilities need to be better monitored by swiping member card. Those with sign in sheets do not represent who actually uses the space. Cards, billiards and card spaces are also underused and space for some can be used in available spaces. Lets use what we have more efficiently.	11/28/2021 7:26 PM
40	wha is increased area? of exercise	11/28/2021 6:28 PM
41	i would like to know where the answers to the **** are? You have mentioned Glass Arts twice - why? To combine fitness centers is WRONG!!!	11/28/2021 6:19 PM
42	GVR shouldn't be in the business of running coffee shops, lunch spots or especially a pub. There are several dance venues already.	11/28/2021 5:53 PM
43	I do not and can not utilize any facilities at any GVR location. I'm allergic to chlorine and the pool is the only activity I've used until I had bad reactions to the chemicals. So, to make this short, I feel I'm paying for Snowbirds to enjoy their Winters here. The entire structure of fees is outdated and unfair to those of us that can't use the facilities. I've also tried to join the ceramic club twice! Both times the slots were taken before I could book! Totally frustrating and I feel GVR is just a big company and doesn't consider folks that are physically unable to utilize facilities and cannot financially afford to pay the dues! Especially when that money might as well be flushed down the tube!	11/28/2021 4:53 PM
44	We actually use these for league play	11/28/2021 3:41 PM
45	Sell the club house.	11/28/2021 1:08 PM
46	I did not agree with the new pickleball courts or the purchase of Canoa Hills all of which are to attract snowbirds, it's not really for Full Time Residents now is it? The FTR's have to pay for the darn snowbirds fun. I rarely use facilities other than pool which I have not used since covid, I paid \$500 in 2020 for NOTHING which I cannot afford. Pool membership does not cost \$500. I want a cheaper membership fee for residents that do not use most of the facilities. STOP THE BS NOW. You could have put pickleball courts where the shuffleboard is. YOU DO NOT spend money wisely. Your class instructors are a joke. A 5 year old could do a better a job than most. This is scam on full time residents.	11/28/2021 12:57 PM
47	The Ceramics Studio and Glass Arts Studio were previously promised space in the Canoa Hills clubhouse. After they had an architect draw up plans to make the space more conducive to their needs (which cost \$1,800), they have been enthusiastically raising money to help pay for renovations. Their focus is to increase membership and give improved service to a very large population. The GVR is considering social gathering spaces but that is not the goal of the GVR. Their purpose is to supply interesting and educational courses to inspire residents to get out and enjoy others who have like interests. The Ceramics Club is VERY popular and social. The Ceramics Studio, being right next to one of the Lapidary studios, would be in a perfect location to be repurposed to expanding and consolidating the Lapidary and Silversmithing shop. The Board would not regret renovating the Canoa Hills for the Ceramics Club studio.	11/28/2021 12:05 PM
48	I would value a dedicated space for table tennis, where the tables are always set up for play anytime the facility is open.	11/28/2021 11:44 AM
49	I would like to see Canoa Hills top floor turned into a nice coffee /bakery in the mornings and nicer restaurant at night. a lounge with live music in part of it at night.we already have places for billiards, cards, etc.	11/28/2021 11:13 AM
50	shuffle board is a sport all ages can participate in and enjoy fresh air.	11/28/2021 9:48 AM

Facility Organization Options Survey

51	Sell the property and put the money in the bank. If you cannot sell it for more then you know you paid too much for it. Directors should be held accountable.	11/28/2021 9:38 AM
52	Our ceramics studio now is a joke. With the # of members we have having space for only 12 (and I might add scrunched together) members at a time in the paint room is ridiculous. As for the green ware room, where it was stated that 12 members could be seated which in fact only can seat 8. The other four seats are at tables where the pourers place the poured objects and if you sit there, you get reprimanded, or at least I did when the area had nowhere else but those tables to sit at. This area for ceramics worked in the beginning but with the growing club, it no longer serves its clientele. Social areas are fine at Canoa Hill Rec center; I don't understand why that needs to be moved. Just more cost in renovating space that seems adequate as is.	11/28/2021 9:25 AM
53	#3 SHOULD consider consolidating billiards at the unused (again) shuffleboard area at ground floor Desert Hills leaving better options for the Canoa Hills space and the "evacuated" billiards spaces at East and West Centers.	11/28/2021 8:56 AM
54	Why has GVR never looked at a space for quilters? Quilting and Green Valley is major event. Women do not have access to long arm quilting machines space big enough to lay out your quilts,. With quilting so popular these women should have a place to do their craft just as all the other artists have spaces to work. I think that the quinoa ranch upper level would be a wonderful spot for quilting.	11/28/2021 5:45 AM
55	This is a Ridiculous way to ask opinions.	11/27/2021 9:45 PM
56	Bocce ball courts	11/27/2021 7:59 PM
57	getting a general sense of members preferences by leading their answers?	11/27/2021 7:42 PM
58	I would like all social areas to have windows whenever possible.	11/27/2021 7:40 PM
59	Shuffleboard is something alot of people do can do. We pay gvr dues and it something we can due!	11/27/2021 5:48 PM
60	Leave the shuffle board as it is otherwise there will be no place for tournaments! A lot of individuals are able to play shuffleboard that cann play other games. Shuffleboard players pay the same amount as other members and deserve to play where it is at !	11/27/2021 5:33 PM
61	This space should be used for existing clubs that are in dire need of improvement. I was under the impression that's why they bought it. It was purchased for more than a previous outfit could buy it and parking lot would have been included. This has not been a good deal so at least use it wisely.	11/27/2021 3:29 PM
62	all these options involve spending MORE money for very specialized club space. I pay too much already for not much. I have NO interest in any of those clubs and hardly anything is on the NORTH end of Green Valley. Just don't raise the already "way too high" dues any more!!!	11/27/2021 2:28 PM
63	There are plenty of fitness centers - maybe not convenient, but available. Other facilities/clubs, like Ceramics, Glass Arts, and Silversmithing/Lapidary have GVR members waiting for attrition before they can even join.	11/27/2021 2:11 PM
64	keep Canoa Hills fitness center & definitely expand Desert Hills in shuffle board area, put ceramics in lower floor at clubhouse, top floor billiards- meeting space- games, table top, pub et al	11/27/2021 1:38 PM
65	First of all, the new Marathon gas station recently opened after being an eyesore for many years. They will be having a Dunkin Donuts shop where people can gather. Second, if you have another place for the Ceramics Club then make a decision and let everyone move on. Yes, Ceramics would love that space but at this point we are so cramped that anything will be an improvement.	11/27/2021 1:05 PM
66	Desert hills Sauna is enjoyed by many but needs to be cleaned regularly. I think the DH shuffle board space could be turned into a luxury spa lounge with male and female steam rooms.	11/27/2021 12:19 PM
67	repair the sauna	11/27/2021 10:39 AM
68	I use the sauna regularly at Desert Hills, I would like to see more of them in other facilities.	11/27/2021 10:31 AM
69	Moving the Artisans shop from West Center would be the the death of the shop because of reduced traffic.	11/27/2021 10:27 AM

Facility Organization Options Survey

70	GVR Valley Players. Currently we have cramped storage space for our files and equipment in the West Center loft area. Would love to have an expanded office space.	11/27/2021 10:19 AM
71	The shuffleboard space at West Center is not large enough to accomodate all of these activities. Move the glass arts to the clubhouse. The lapadary shop and Artisan's shops are much too small but they are in a prime location to attract customers. If you move them to the shuffle board space, no one will find them. We need to build more buildings to compete with the facilities at Quail Creek.	11/27/2021 10:01 AM
72	Great Concept. Stay focuses on offering members (and snowbirds) opportunities to improve physical fitness and social opportunities. More saunas and steam rooms would be nice.	11/27/2021 9:36 AM
73	expand D H fitness, then put glass arts in old fitness room. buldoze canoa clubhouse and build a multipurpose/gym up that canbe used in many ways. there are plenty of places to build for the clubs.please do not try to rebuild the clubhouse.	11/27/2021 9:31 AM
74	Provide more space for lap swimming.	11/27/2021 9:24 AM
75	I have worked in both the Lapidary and Artisan clubs for 12 years. They need to stay right where they are because that's where people come to GVR Offices and events and see our shops to come into. Building the shops there to the street would add needed space for Woodshop, Lapidary and Artisan sales. West Center is the HUB we need to attract the public. Billards could move because they don't sell anything	11/27/2021 9:23 AM
76	Since the Canoa Hills club house is adjacent to the Canoa Hills Trails Park, could nature/hiking themed activities be located there?	11/27/2021 9:09 AM
77	Convert shuffleboard court to space for table tennis club	11/27/2021 9:05 AM
78	Do not compete with existing commercial establishments which already provide social activity space. Having to hire someone to manage social space is not a good economical choice.	11/27/2021 8:49 AM
79	What else can be done with the basement, seems as if creating emergency egress would be a costly consideration.	11/27/2021 8:45 AM
80	No comment	11/27/2021 8:30 AM
81	Musicians have looked for a venue to use for practice,events and performance. The canola hills facility would be perfect for this.	11/27/2021 8:22 AM
82	Recall all BOD members and find new legal counsel	11/27/2021 8:22 AM
83	move the ceramic clubs and other "cramped clubs" to the basement of Canoa Hills. #5A is an excellent idea, as is #2 the revised use of Desert Hills Shuffleboard	11/27/2021 8:11 AM
84	Move on with the club house renovation to provide space for the Glass Arts & Ceramics Club. Too much time has been wasted to continue to rehash this.	11/27/2021 7:51 AM
85	We don't need more gathering spaces. I believe the top priority should be converting the Canoa Hills clubhouse to club space in both floors.	11/27/2021 7:14 AM
86	None	11/27/2021 6:31 AM
87	Your language in this survey is leading. You too freely express your own opinions, for example, the repeated use of the word "cramped".	11/27/2021 6:06 AM
88	A GVR coffee shop somewhere with an outside view and seating where bicyclists (and of course others) can have access from one of the roads that has bike lanes. And safely park their bikes. Much like we now do at Posada Java (frequently over crowded).	11/27/2021 5:42 AM
89	Cramped clubs should be the highest priority	11/27/2021 5:16 AM
90	Expanding GVR Artisans shop in billards or lapidary. It must stay in West Center to survive. The current space is very small and limits the clubs ability to add new members and more product to sell.	11/27/2021 4:51 AM
91	Good luck trying to get consensus. I appreciate that effort.	11/27/2021 4:10 AM
92	Rent part of the upstairs area to Einstein Bagels.	11/26/2021 10:43 PM
93	When u say enhance, are u improving the existing courts adding more courts. Mens poker	11/26/2021 9:19 PM

Facility Organization Options Survey

	womens poker and card games in general	
94	We need more hard wood floor space for Line Dancing	11/26/2021 8:53 PM
95	It is inappropriate to consider using the Canoa Club House for pubs etc which compete with other businesses in the GV area that serve the save function: Elks club, Coyote Grill etc. You are misusing membership dues in trying to compete with businesses that are already there and you have not experience in running said facilities. We bought into GVR property with the promise that clubs, activities, education for seniors citizens would be the service of GV rec. You have already spent considerable funds in the Canoa Hill bldg designing spaces for clubs that you now are trying NOT to support.	11/26/2021 8:50 PM
96	is the shuffleboard space large enough for all those uses? There are safety issues with current lapidary space such as carrying hot metal near people who are working on something else	11/26/2021 8:37 PM
97	I don't see any mention of a sales component at the industrial arts center so that those members can offer their products to the public. Will that be a part of that option?	11/26/2021 8:26 PM
98	I would need additional information before deciding. I only know that the painting classes are very cramped.	11/26/2021 8:06 PM
99	Definitely need the Shuffleboard courts at West Center, especially during league play.	11/26/2021 7:56 PM
100	Relocate the smaller fitness centers to a larger space. Thanks for all you do for the members!	11/26/2021 7:29 PM
101	Sell Canoa Hills clubhouse and parking lt. Which directors made the deal?	11/26/2021 7:20 PM
102	Water aerobics should be available at all pools if a volunteer is available. Some pools need to be available to the members who walk to their neighborhood pool. is availabe	11/26/2021 7:13 PM
103	Replace all existing Woodway treadmills with Life Fitness treadmills: add Kettle Balls to the fitness centers: add heavy bags to fitness centers that have space available.	11/26/2021 6:50 PM
104	You could put multiple clubs in 4000 Sq. Ft.	11/26/2021 6:23 PM
105	Thank you for your efforts on our behalf.	11/26/2021 6:20 PM
106	no	11/26/2021 6:08 PM
107	Develop/preserve natural areas	11/26/2021 5:48 PM
108	Extend the west lapidary club to the street and leave it where it is	11/26/2021 5:46 PM
109	Thank you for considering the members thoughts. Just need the keep in mind what is important to the younger generation in mind when planning activities. Hopefully will keep Green Valley a desired area for retirement.	11/26/2021 5:32 PM
110	Consider an auto maintenance bay for DIY owners.	11/26/2021 5:28 PM
111	Why not go back and bring back the 5 year plan that was propered several years ago.	11/26/2021 5:20 PM
112	Please be aware that there are NO WINDOWS in the basement area....not sure that it should be used for any club, sport or studio space :(11/26/2021 5:16 PM
113	Suggest not taking whole area for exercise room. Remove south wall and relocate northward. This would allow for more billiards tables and even poker tables.	11/26/2021 4:52 PM
114	I do not agree with GVR charging rent for the West Center for events that benefit the community, like Thanksgiving and Christmas dinner. I am in favor of enlarging and improving all fitness centers, I don't use them because the are so cramped. Thanks.	11/26/2021 4:51 PM
115	How about leather crafting/tooling classes?	11/26/2021 4:49 PM
116	The lower level of the clubhouse looks like a depressing place for socializing or club space - no windows!	11/26/2021 4:39 PM
117	Update West Center Pool into a competitive pool for major competitive swimming events.	11/26/2021 4:36 PM
118	No	11/26/2021 4:36 PM
119	Expand the west center pool with a competition size pool and updated locker rooms and a fitness center overlooking the pool. Maybe even a lazy river.	11/26/2021 4:31 PM

Facility Organization Options Survey

120	None of the above. Sell the clubhouse. Start a serious maintenance program that addresses all our existing facilities. If more space is needed for clubs add on to our existing buildings. Far more economical than redoing the clubhouse.	11/26/2021 4:31 PM
121	The clubhouse main floor has nice views which should be utilized for socializing and cards and that sort of thing, ceramics could be in any type of location as you are not really looking much at the scenery while working on your projects.	11/26/2021 4:24 PM
122	Would like to see a spin training studio.	11/26/2021 4:23 PM
123	The glass arts studio should not share space. Needs space to themselves	11/26/2021 9:33 AM
124	Combine the Billards to 1 location ether Desert Hills expand existing room to the shuffleboard area or to the Canon basement that frees up 3 locations	11/25/2021 8:49 PM
125	more pool tables	11/25/2021 9:39 AM
126	Would there be space here for shade tree mechanics who wish to work on their own vehicles?	11/24/2021 7:54 PM
127	A dedicated music room with sound equipment and a piano	11/24/2021 3:01 PM
128	Use the spaces for the "greatest good" NOT for the loudest club.	11/24/2021 12:52 PM
129	GVR has the money to make these changes. Please don't delay and take forever to convert.	11/24/2021 8:28 AM
130	The Ceramics Club has been on the agenda for at least the last 20 years to have a more suitable area for our growing club. GVR wants us to continue to have beginner classes, without more space it will be hard to offer anything to new members. If the CH Club House isn't an option, please let us know what we should be fighting for.	11/23/2021 8:17 PM
131	We need a dog park and frisbee golf!	11/23/2021 5:43 PM
132	I do not support the use of the lower level of CHCH for one club. I could support the area be split up between Glass Artists and Ceramics.	11/23/2021 4:53 PM
133	we don't need another pool for the lease space. maybe American Legion 131 would like to rent out space	11/23/2021 3:24 PM
134	It is imperative that adequate space be provided to the Glass Arts, Ceramics, and Lapidary clubs rather than space for social gathering.	11/23/2021 2:56 PM
135	Would be willing to make changes as long as our membership dues do not increase	11/23/2021 2:55 PM
136	Let's make our GVR buildings accommodate the clubs we already have instead of leaving them crowded in and expanding to new services.	11/23/2021 2:54 PM
137	Fix the East center pool	11/23/2021 12:54 PM
138	Offer a clear explanation of the relationship between GVR and the GVR Foundation in general and specifically as it pertains to the Canoa Hills clubhouse vs parking lot. Including the financial relationship and shared parking for the park.	11/23/2021 12:06 PM
139	I didn't want you to buy the space in the first place. I think you should sell it and lower my dues. All the supposed improvements are at the southern end of town. I'm tired of all of the wealthier members who live in that area getting a wider variety of improvements (from Desert Hills on) than the northern half of town where a lot of less fortunate but equally charged members live. After living in Green Valley for 15 years year round I am so over GVR	11/23/2021 11:41 AM
140	A coffee shop at the west center similar to Posada Java.	11/23/2021 11:36 AM
141	We find it is difficult to make decisions on clubs that we are not familiar with and their actual needs. On the surface consolidation as in 5a seems to make sense.	11/23/2021 10:36 AM
142	Please give dedicated spaces to the Glass Arts/Ceramics Clubs.	11/23/2021 9:57 AM
143	For question 4 I chose, make a social gathering space but only if there is a space provided for the ceramics club somewhere else.	11/23/2021 9:13 AM
144	would like to see the signage for the Canoa Hills golf course converted to Canoa Hills Clubhouse or sim. And the large Fairfield sign across the road reclaimed and improved. Willing to help with committee if implemented as volunteer effort. thanks Kevin	11/23/2021 8:46 AM

Facility Organization Options Survey

145	My thought is the Canoa Hills golf facility and parking lot should never have been bought. The GVR Board who OK'd that purchase isn't looking out for GVR as a whole. It was a waste of our GVR dues.	11/23/2021 8:11 AM
146	Fitness rooms need renovations! With Covid to be in our lives indefinitely, fitness rooms need to be renovated so that they have independent HVAC systems with filtration. Also the rooms need to be renovated to provide windows which can be opened when weather permits. There is a need for a fitness room where group exercise activities under the guidance of a licensed instructor can take place, perhaps with machines. Could such a room be available at the recently purchased Canoa Hills Building? This can be a benefit to folks who are beginning to exercise & there is a need for support from others. There are needs to improve many club activity rooms but other than the periodic replacement of machines, the fitness rooms have not received the attention that is needed. Time to make an effort!	11/23/2021 8:00 AM
147	Non-profit restaurant for gvr members that would benefit those that would like to dine out but can't afford to.	11/22/2021 9:48 PM
148	Expand Desert Hills exercise area in shuffleboard area AND keep Canoa Hills exercise area as is.	11/22/2021 9:20 PM
149	I am a member of the Woodworkers Club and the lapidary space would be mostly a waste of space unless part of the courtyard could be enclosed as well. That would fit our needs for the foreseeable future. It would be more cost effective as well. Thanks!	11/22/2021 8:46 PM
150	There is no place for quilters to have a long arm quilting machine and tables for pinning quilts and storage for sewing machines for snowbirds. Look at Quail Creeks wonderful facilities!	11/22/2021 7:58 PM
151	costs?? Need??	11/22/2021 7:01 PM
152	Improving ABS for Shuffleboard would be great but their is a parking problem.	11/22/2021 6:58 PM
153	It is concerning that the board has not moved forward on the needs identified many years ago and are looking at more "social space" when there are already numerous such spaces and that laws related to handicapped accessibility and OHSA standards are ignored for clubs rather than improving spaces to meet these standards.	11/22/2021 6:47 PM
154	move the three (3) billiards facilities to Desert Hills shuffleboard area, knock out adjacent wall to that area which would expand additional space for tables and seating area. This would allow both West Center and East Center additional space.	11/22/2021 6:45 PM
155	Green Valley residents are very much in need of a gathering place for quality coffee and pastries!!!The view and layout of this building would be perfect for that very purpose!!!! La Posada is the only "clean and quality" place that provides this currently in the entire area.	11/22/2021 5:43 PM
156	Would like to have a permanent place for table tennis.	11/22/2021 5:30 PM
157	I agree that clubs are cramped. The Industrial Arts Center would allow some of them to use space vacated by clubs moving into the Complex. Club should have input on any moves.	11/22/2021 5:17 PM
158	The Glass Arts club cannot wait for this option	11/22/2021 5:16 PM
159	I don't honestly care if glass arts & ceramics get the space at CHCH or at West Center Shuffleboard Courts Industrial Arts Center but I do care that they get new space as soon as possible, even if that means completing plans for expanded space at West Center as soon as possible & putting renovation plans at CHCH on hold for a year. Since ceramics aren't mentioned in the West Center Expansion perhaps the lower level of CHCH could be used for them instead of Glass Arts.	11/22/2021 4:58 PM
160	Personal we would have never purchased the house in 2013 had we known that the annual dues were going to go up almost every year since we do not use any of the facilities.	11/22/2021 4:47 PM
161	I would like to see Aerial Yoga included at one of the sites. It is a wonderful play on yoga and would be advantageous for this population.	11/22/2021 4:01 PM
162	We need to proceed with the fastest and most efficient way to see these clubs get more space.	11/22/2021 1:35 PM
163	how many people use the shuffle board courts. I feel the cramped quarters of some of the clubs should be expanded.	11/22/2021 1:35 PM

Facility Organization Options Survey

164	Canoa Hills should consolidate the lapidary groups at 3 of the centers to economize.	11/22/2021 1:01 PM
165	Abrego South has limited parking. Any possibility for increasing it? More shuffleboard activity there means more vehicles.	11/22/2021 12:41 PM
166	Stop raising our dues by increased spending! Always remember how many members do not use the facilities and can't afford increases! Maintenance of existing facilities is always a necessity!	11/22/2021 12:08 PM
167	Use basement of Golf Course building for storage. Update but don't move DH Fitness center. Add a lazy river to the East Center pool.	11/22/2021 12:06 PM
168	The E-Board or CEO should not purchase more land, buy more buildings, or add to existing structures without a vote of the membership. (This does NOT include remodeling, updating, or repuroposing exsisting GVR properities.)	11/22/2021 11:18 AM
169	...emphasize move of current Desert Hills workout facility to the current space previously occupied by shuffleboard use....this will greatly enhance the overall exercise concept to include floor stretching...hand-eye coordination development apparatus installation...general exercise workout expansion/availability. Crucial to get it all done now while the space is available. Thanks for making it happen !! David Anderson sends....	11/22/2021 10:20 AM
170	Lease the top to a restaurant operator to bring in income. Green Valley is starved for good restaurants, not to mention Sahuarita! The combined population is over 50,000!	11/22/2021 8:52 AM
171	The ceramics studio is in drastic need for more space.	11/22/2021 8:49 AM
172	With 3 large/growing clubs sharing a new Industrial Arts Center, 15,000 S F will barely be enough space. Noticing how low the current shuffle bd court is in the area landscape, how about adding a second floor with access directly from a parking lot (plus stairways.). This could make much-needed space for meeting rooms, club offices, and storage.	11/22/2021 7:23 AM
173	The Canoa Hills was promised as an Arts Center and should be designated as such.	11/22/2021 6:42 AM
174	Seems like the top floor could house more than the ceramics club. A place for coffe, drinks and snacks would be nice use of the top floor also.	11/21/2021 8:24 PM
175	I chose my residence in part due to its proximity to the Canoa Hills fitness center. Please do not move it.	11/21/2021 8:00 PM
176	How will I know you read this? Some these queries are contrived. Ex a friend asked about shuffle board at DH2 and was told not usble.	11/21/2021 5:37 PM
177	Mens poker? Where would the women play poker. Pretty sexist	11/21/2021 5:07 PM
178	we need more space for more classes and more space for Glass arts and Ceramics...there is always a waiting list and it is hard to get into these classes.Im sure there are other craft workshops that are over crowded too..	11/21/2021 4:13 PM
179	Use the golf course building asap. Its bot doing anything but costing just sitting there as is.	11/21/2021 3:34 PM
180	I do not like the idea to move Ceramics to Santa Rita as that facility is available by car only....I & my wife drive a golf car everywhere and Santa Rita is not accessible by golf car. This is Green Valley!!	11/21/2021 3:10 PM
181	Upper Level of Canoa Hills club house is definitely suited for a public gathering space. Considering it is the hub of the walking paths, it should be used to accommodate future needs for meetings and public gatherings. The lower level is well suited for club development.	11/21/2021 2:17 PM
182	Please, just get something decided and started. Either let the ceramics club or glass art club have the basement and make sufficient room for the other one elsewhere so they can both be in their own large, complete space. The upstairs can be a great meeting space or used by smaller clubs on designated days.	11/21/2021 1:45 PM
183	In all cases my preference is for making avaliable space for expanded club uses as opposed to general meeting areas	11/21/2021 1:12 PM
184	I think the ceramics should go in the basement of Canoa Hills and glass arts in the west center shuffleboard courts. But we were only offered two options to vote on each time.	11/21/2021 11:37 AM
185	Why not repurpose the West shuffleboard into a social gathering spot. Much more central, plus	11/21/2021 11:21 AM

Facility Organization Options Survey

there's not enough space there for all the clubs listed, plus it would be incredibly expensive and take probably at least five years to build an Industrial Arts center there. Club space is needed now!

186	Canoa Hills should be dedicated to glass and ceramics clubs. Green Valley already has plenty of space for social clubs and eateries.	11/21/2021 11:04 AM
187	I feel it is necessary to keep up with the times for our existing arts and crafts clubs, especially Lapidary and Silversmith Clubs, to help them keep up with eager newcomers and existing users.	11/21/2021 11:03 AM
188	GVR should NOT be in the business of providing space for social gatherings, with or without food and drink. Canoa Hills clubhouse should be dedicated to the glass arts and ceramics club.o.	11/21/2021 10:56 AM
189	The 4000 sq.t. Lower level should have space for two clubs the upper floor could provide a great area for all GVR members to enjoy	11/21/2021 10:47 AM
190	We miss the shuffleboard at Dessert Hills--Poor as it was and now do not play very often.	11/21/2021 10:40 AM
191	Mmmm. sorta crappy building. Should never have been purchased, esp with the parking lot stupidity issue. Basement would require massive remodeling for entrance/exits for safety reasons.	11/21/2021 10:24 AM
192	Ceramics desperately needs that space -please consider this a strong need.	11/21/2021 9:53 AM
193	There was mention of moving ceramics to Santa Rita Springs. I think access to the Springs is only via the Frontage Road. I get around town by electric bike and golf car. Golf car is not allowed on Frontage Road. Crossing Frontage Road by bike is challenging and dangerous. Unless back road access is made I would not be able to safely get to the Springs.	11/21/2021 9:30 AM
194	We are new to the area. We would love a coffee shop with offerings of "good" coffee and treats. Walk the paths almost daily. It would be so nice to stop for a coffee after v	11/21/2021 9:15 AM
195	GVR is attractive to folks who want to do arts, crafts, hobbies and were the MAIN reason we moved here. Social clubs can be had at Elks or other places.d	11/21/2021 8:42 AM
196	The clubs are an integral part of the GV lifestyle and should have space allotted for memberships to thrive and grow.	11/21/2021 8:32 AM
197	How will parking be handled for Canoa Ranch and the trail system?Apparently the GET is paying for mom members to park.	11/21/2021 8:28 AM
198	Should have cost and more usage data so I could make a more comprehensive choice.	11/21/2021 8:25 AM
199	Would love to see a dog park with 3 separate areas for small, large, and senior dogs to include a splash/wading pool for the canines.....	11/21/2021 8:18 AM
200	I support using facilities for clubs rather than creating social coffee houses. GVR should focus on providing space for clubs and exercise.	11/21/2021 8:15 AM
201	I am disappointed that I have paid dues but have to be put on awaiting list to get into the glass arts club. Why aren't there more classes so people like myself, new to the area, can get into the club. MORE CLASSES!!!!	11/21/2021 8:10 AM
202	We applaud the purchase of the old Canoa Hills Club House and suppose the efforts that are being made to renovate this facility for GVR use.	11/21/2021 7:59 AM
203	Please start putting up Table Tennis tables at Canoa Hills for play when not used for other things. This would utilize the space when no other stuff is going on. A not brainer. We used it during the summer all the time and need to continue and enjoying Table Tennis.	11/21/2021 7:54 AM
204	I would like a gym at the west center.	11/21/2021 7:50 AM
205	Have a permanent set up for the table tennis club.	11/21/2021 7:20 AM
206	If the Board decides to abandon the previous Canoa Hills golf clubhouse plans for glass and ceramics, these two clubs should be first in line for space. If the Industrial Arts Center is the Board's choice over Canoa Hills GC, club requested space should be addressed before any "social gathering space" is undertaken. Clubs without any dedicated space that have the membership numbers to warrant dedicated space should be put first in line for space.	11/21/2021 5:56 AM

Facility Organization Options Survey

207	Lower space in Canoa Hills is dungeon like. Can that be changed in any way to make usage more pleasant?	11/20/2021 11:22 PM
208	There are plenty of places for people to socialize and play cards. There are also specific areas that already provide good quality dance floors. I believe there are clubs that are very cramped and heavily utilized that are in greAt need of more room	11/20/2021 9:33 PM
209	Combining the 3 lapidary shops is a good idea. The artisan shop needs more space - maybe give them the billiards space. Have a consolidated Arts/Crafts/Lapidary/woodworking/Clay studio/Ceramics gift shop where members could sell their work, perhaps in the current West lapidary space or in the artisan shop/billiards space. Currently GVR members wanting to buy jewelry have to visit West, East, Desert Hills and the Artisan shop to see all the jewelry inventory.	11/20/2021 9:27 PM
210	The top floor of the club house would make a wonderful studio for the Santa Rita Art League. We have been stuck down in the basement with no natural light at Santa Rita Springs and could use more space. We represent many forms of two dimensional art including printmaking, painting in all mediums, classes and workshops and we are growing.	11/20/2021 9:10 PM
211	The purchase of the Canoa Hills Club House was to improve the experience of GVR members in the Ceramics Club, the Poker Club and the Glass Club. By using the space as a gathering space, leased for a bar, coffee and sandwich space does nothing to benefit GVR members. The idea behind the purchase was to enable more GVR members to participate in arts and crafts they enjoy in retirement. This plan does not address that need.	11/20/2021 7:52 PM
212	This group currently has no dedicated space and desperately needs one. The equipment is heavy and cumbersome.	11/20/2021 6:58 PM
213	The Artisan's Shop needs more space (not less).	11/20/2021 6:42 PM
214	Expand the Artisan's Shop, it needs more space.	11/20/2021 6:40 PM
215	Please stop bickering and respect each board members opinions!!	11/20/2021 6:20 PM
216	The GVR board should work more respectfully for the membership.	11/20/2021 6:20 PM
217	There are so many meeting rooms I could not justify making something for the Poker Club or other card groups.	11/20/2021 5:47 PM
218	If these things can be done with out uping the exsisting yearly dues for Gvr.vr	11/20/2021 5:35 PM
219	I am new to the area, so I am fine with whatever is decided! 😊	11/20/2021 5:31 PM
220	We currently have several centers for social gatherings and NOT in favor of a pub!!	11/20/2021 5:24 PM
221	Increase fitness facilities throughout GVR. Spinning classes would be great!	11/20/2021 5:20 PM
222	I was torn on number 4. Would it be possible to have the ceramics club but maintain some space with tables and vending machines perhaps for people who have used the trails to sit and enjoy the view?	11/20/2021 5:02 PM
223	We have one sauna for 20 something thousand members! Consider steam rooms at Canoa ranch fitness and one at Las companas.	11/20/2021 4:34 PM
224	Refurbish shuffleboard courts at Desert Hills. They are an asset to GVR. Shady and cool in summer and protected in bad weather. They can be used in any weather.	11/20/2021 3:59 PM
225	I think the Canoa Hills Clubhouse upstairs setting is too nice to limit it to club use. The leased cafe is a great idea! Generally allowing social gathering makes more sense to me. Place tables outdoors to allow enjoyment of the great view.	11/20/2021 3:52 PM
226	Hoping the decision doesn't take FOREVER regarding you be DH fitness ctr. LOVE Cafe possibility to meet others...brings a sense of belonging.	11/20/2021 3:41 PM
227	Expanding into DH shuffleboard court would be ok but moving Canoa Hills gym to DH would not be an improvement.	11/20/2021 3:37 PM
228	GVR could really use a multi-purpose gym. This facility could house the Table Tennis Club, Volleyball, Basketball, Badminton, etc. Newer GVR Members tend to be younger and an "active sporting facility" would be desirable.	11/20/2021 3:11 PM

Facility Organization Options Survey

229	Please make it a priority to expand member clubs needs. It appeared there are many safety and possibly osha issues in current set up. It's terrible these clubs cannot expand membership or offer more classes with the very tight space they must live with. We have the building, we have the funds in Initiatives find. Our mission is to provide recreational opportunities and we cannot adequately do that now. Let's get moving on this.	11/20/2021 3:05 PM
230	The Artisans' Shop should be expanded into the billiards area. The Shop needs to be in a "public area" Like the West Center. Billiards should be combined into the shuffleboard area at Desert Hills . GVR is wasting space on a gathering space. Lots of room else where in GV to meet. The area above is not big enough for all of those clubs!	11/20/2021 2:58 PM
231	How about a SPIN CLASS area ... for these big huge available spaces ... GV needs NEW health workout areas ... There would be an abundance of GV residents that would be interested in SPIN...	11/20/2021 2:53 PM
232	It would be smart to centralize activities requiring special air and toxic waste handling	11/20/2021 2:38 PM
233	The Glass Arts club should be at the new Clubhouse downstairs. Consolidate Lapidary and Silversmithing, and Metal Arts shop in the WC shuffleboard area. Ceramics and Glass Arts were promised the Clubhouse. Honor that promise.	11/20/2021 2:36 PM
234	Improve regular maintenance for Bocci ball courts at Canoa Hill and yes at Las Campanas.s	11/20/2021 2:11 PM
235	Your survey isn't really much of a survey. You give only two options to each question and in most cases I didn't agree with or support either.	11/20/2021 1:53 PM
236	Limit the GVR owned parking spaces to GVR members.	11/20/2021 1:51 PM
237	Not enough info on question #2 such as does it entail adding on building or staff? Don't just spend monies cause you got more and it's burning a hole in your pocket.	11/20/2021 1:28 PM
238	ceramics with their heavy kilms should be moved to a lower level location so not as much stress on the floorings.	11/20/2021 1:27 PM
239	The Facilities Staff at Las Campanas is doing a very good job of maintaining the pool area. Good signage also helps decrease lap lane disputes. Keep up the good work!	11/20/2021 12:49 PM
240	There definitely needs to be more workout spaces-the gyms are crowded. Reduce number of shuffleboard courts at West Center and replace some of them with Bocce courts.	11/20/2021 12:40 PM
241	How about a salt pool and hot tub. The smell of chlorine , can't stand and it stays on my body for a long time	11/20/2021 12:33 PM
242	Wondering where the \$\$ are for a ll this renovation. Surely enough monies have been wasted for the purchase already.h	11/20/2021 12:16 PM
243	ceramics club is a very popular club. Many GVR members would like to join but we can't even accomodate the current members during peak season.	11/20/2021 11:42 AM
244	This board promised the glass club the space at Desert Hills and is now reniging on that promise. Bet if it was a pickleball facility or improvement it would go through in a snap. Very disappointed in you all!!!	11/20/2021 11:33 AM
245	Regarding consolidation of Work out centers at Desert Hills and Canoa Hills - we use the facilities regularly and like that we can walk to the center as well as its smaller size and easy access to use the pool following workouts. We do not want a Mega gym with more people vying to use machines.. Please keep these community-based work out areas intact with the other exercise facilities (Pool, jacuzzi, tennis courts). When considering consolidating space or moving clubs - the current club members should have a strong voice in any changes that are made.	11/20/2021 11:28 AM
246	Consideration for all type members, ones that participate and the one's that can not.	11/20/2021 11:25 AM
247	Re: filming: One slower pan of an area would have been better than fast, blurry back and forths.	11/20/2021 11:22 AM
248	I believe we need a coffee shop that all members, regardless of age and physical ability, can enjoy. I think lapidary club should expand to the west toward the parking lot in their present space at west center and also into the current billiards area. Anything should be paid for only from funds from home sales and none from dues. If we need to wait, then we wait	11/20/2021 11:12 AM

Facility Organization Options Survey

249	Please expand the UV shades over more pool locations/areas (melanoma ++ in AZ) Thanksa	11/20/2021 11:11 AM
250	Stop spending our monies so our dues don't have to continue to go up!	11/20/2021 11:05 AM
251	No comment	11/20/2021 10:47 AM
252	For safety issues it is imperative the Glass Artist Club be moved to a dedicated space ASAP. Glass slivers are difficult to clean off tables and floors leaving a chance for injuries in a multi use space. Kids have come in barefoot to check the lost and found. We have no control over who comes in once we clean up and leave.	11/20/2021 10:34 AM
253	The opinions of the people using these facilities should carry the most weight in the decisons that at to be made. Also, take into consideration which groups and the most people who would benefit from these places.	11/20/2021 10:33 AM
254	Lets add a Honky Tonk!	11/20/2021 10:22 AM
255	Any expansion will undoubtedly add to maintenance costs for utilities and manpower. Consider adding utility meters to dedicated space and having clubs pay for the utilities they use. I'm not happy paying for space expenses I can't use unless I'm a club member.	11/20/2021 10:19 AM
256	With the current Covid issue which shows no signs of going away, creating spaces for large groups to congregate is asking for trouble. Clubs or workshops can and are limiting attendance to protect their members.	11/20/2021 10:05 AM
257	the west center pool needs to be updated to a standard competitive pool size.	11/20/2021 10:00 AM
258	Giving cramped club quarters more space should be GVR's highest priority.	11/20/2021 9:54 AM
259	The club needs updated floor coverings, and the outside needs landscaping	11/20/2021 9:54 AM
260	thanks for anking the GVR members ! ! !	11/20/2021 9:50 AM
261	Be more pro active. Projects are taking to long to get started/finished. Have more surveys to get members input.	11/20/2021 9:36 AM
262	Get it done ASAP, using loans if necessary.	11/20/2021 9:28 AM
263	I am not in favor of any leased coffee shop or pub. GVR should not be in competition with local businesses.	11/20/2021 9:25 AM
264	Canoa as a social gathering place would be a tremendous addition to GVR and the community!	11/20/2021 8:53 AM
265	Please Please Please provide at least one pool/hot tub within GVR that is NOT cleaned with Chlorine or other harsh chemicals for those of us with lung problems & can't breath the chemicals or have sensitive skin or allergies. Alternatives are salt system which is cheap & an easy conversion; colloidal silver pool filter cartridges, hydrogen peroxide, ultra-violet light unit. This could work for the new East Center pool as it hasn't been built yet. I have had to stop swimming & soaking in the pools due to the reactions from chlorine. Also, have heard others complain about this. Thanks for considering this option seriously.	11/20/2021 8:46 AM
266	It is critical that existing groups be given spaces to work and grow first. The idea of an Industrial Arts Center may be positive, but I question the combination of the clubs that are indicated. Glass Artist Club seems inappropriate for this combination.	11/20/2021 8:25 AM
267	Utilize space in a more for clubs that are out growing there present facilities. Using unused space just makes good sense for everyone. Meeting rooms that are used on a regular basis by a club should be that clubs room! Such as the Poker club. The Ceramics Club has been asking for more for quite awhile. I've been a member for 4 years. The club is growing. The club keeps adding new members in the old facility and that is becoming a problem. I'm sure just like the Glass Club. there	11/20/2021 8:23 AM
268	Leaving the current fitness room at Canoa Hills if a new one is built elsewhere.	11/20/2021 8:19 AM
269	Sell the Canoa Hills clubhouse. Cost too much to purchase and will cost too much to renovate.	11/20/2021 8:18 AM
270	Please do NOT consider removing the billiards room from the East Centr asit serves the north and east side of the GVR membership.	11/20/2021 7:55 AM
271	I think the Artisan Shop should be expanded into the current Billard room	11/20/2021 7:51 AM
272	Unfortunately, any decisions GVR makes in regard to Canoa Hills will be criticized and	11/20/2021 7:41 AM

Facility Organization Options Survey

attacked, including by the GV News. GVR leadership needs to vastly improve countering these attacks through clear member communications. It seems a faction, supported by GV News, has the goal of creating chaos and conflict. Not effectively responding with facts and data let's them unwarranted control of the messaging around all issues GVR.

273	The Artisan Needs more space. You didn't even show an alternative for the Artisan Shop. Expanding the Shop into the billiards.	11/20/2021 7:38 AM
274	If 4(b) is chosen, I suggest a cafe along the same lines as Posada Java would be a good fit.	11/20/2021 7:30 AM
275	would be wonderful to have an indoor walking track for the hot months - like mall walking in large cities. also add a set of steps up/down to a small landing for increased fitness/mobility	11/20/2021 7:29 AM
276	Use some indoor space for shuffleboard where people can use them year round. Shuffleboard would be used much more if people could stay cool while playing. Don't do away with the amount of shuffleboard. We like having that game option! The system for keeping track of how many people are playing is not accurately showing how many people are actually playing.	11/20/2021 7:21 AM
277	2nd preference for top floor canoa clubhouse would be coffee shop/bakery plus use commercial kitchen for cooking classes.	11/20/2021 7:18 AM
278	More table tennis set up for Sunday morning play at canoa hills. Only 3 and more people playing now.	11/20/2021 7:13 AM
279	Close the gifted pool room. Best kept secret in gvr. Give the artisan shop that space also. Much needed. Has been needed for 7 yrs. Explain to the members the debacle you have created. Give and take back. Good common sense is essential.mandatory visit by board members to each facility. Also meet and greet at time of visiting.	11/20/2021 7:11 AM
280	As a member who came to GV area interested in the arts, I really would like to see a decent, comfortable, space where I can enjoy learning new arts and crafts. I believe as you promote more housing , the facilities you offer, should also be adequate.	11/20/2021 7:10 AM
281	All the options listed involve spending massive amounts of money that frankly we don't support spending. Maintain our current facilities and for crying out loud get some A/C in the locker rooms. More saunas would be nice.	11/20/2021 6:49 AM
282	Emphasize that the top floor of Canoa Hills Clubhouse be used for the general membership. I am in favor for a Ceramics Studio, just not at that location.	11/20/2021 6:32 AM
283	While I chose giving clubs more space, I strongly feel we need a gathering space but not for games and pool but to strictly socialize.	11/20/2021 6:31 AM
284	I would choose A. above except not for the Glass Arts Studio. There is no way the shuffleboard area could accommodate all of the suggested studios with adequit room to work and I also believe it would create a parking nightmare. The Glass Art studio needs it's own space.	11/20/2021 6:23 AM
285	Regarding Question 2 - I'm in favor of expanding the fitness center at Desert Hills but also would like to keep the fitness center at Canoa Hills.	11/20/2021 6:19 AM
286	I would like to know if the usage numbers for Canoa Ranch indoor pool would support the need for a second indoor pool in the 85614 zip code area. I use this pool regularly even though it is at the opposite end of the GV community and it seems quite crowded in the late fall/winter months.	11/20/2021 6:06 AM
287	I am a member of the Lapidary club and do not support a consolidated shop for several reasons. First, I would strongly oppose losing our retail space at the west center. Second, I do not think in we should be making spaces for larger groups of people when we are in a pandemic and are likely to see more in the future. Also, many of our members use the shops everyday or many times a week and it is much less convenient to have one shop that is farther away for some of them.	11/20/2021 5:59 AM
288	Would the basement area at Canoa Hills be usable for table tennis?	11/20/2021 5:43 AM
289	Industrial Arts Center should include an expansion of the Artisan's Shop into the space that the Billiard Club currently occupies.	11/19/2021 10:33 PM
290	Yes. Questions 3 & 4. Who has decided that the glass club will go into the lower level of Canoa Hills instead of the upper level? It is very difficult to work with glass with no natural	11/19/2021 9:58 PM

Facility Organization Options Survey

light. Working in a darker space, isn't optimal. Put the ceramics & glass upstairs, the billiards & poker downstairs. After an industrial arts space is ready move glass & ceramics there and create social areas at Canoa Hills then. This could solve immediate space needs w/focus toward the future in view.

291	Add awnings to the north side roof at west center shuffleboard courts to mitigate sun directly on players.	11/19/2021 9:48 PM
292	Some of my choices might change if I new the cost	11/19/2021 9:25 PM
293	I would like to see the Artisan Shop at the West Center have the ability to expand into the billiards room if that area is vacated.	11/19/2021 9:22 PM
294	If at all possible it would be nice to have paved bike paths. I don't know how feasible that is though.	11/19/2021 8:57 PM
295	A dedicated glass art studio space is desperately needed. As hard as we try, we can't really offer a studio to accommodate the people who would like to be part of a glass art learning center. It really is so unsafe for a bunch of older people to haul glass back and forth, to use a small room for 2 days a week. You just can't get things rolling along when 1 room is shared by all for classes, projects, meetings, and then after every session everything has to be picked up and put away. Then the next day you haul it all out again and start over. This is only 1 issue in the safety matters that haunt glass studio.	11/19/2021 8:48 PM
296	The Board should honor decisions made by the previous Board! Many members spent lots of time and energy developing criteria to prioritize projects. Plus a good deal of members' money has already been spent and architectural plans made to use the clubhouse for Glass Arts and Ceramics. That plan should go forward NOW!!	11/19/2021 8:44 PM
297	I was in my 60's when this glass club started in an inadequate space and I am in my 70's. We can not function in this small place and take things home everyday and bring it back another day to finish.	11/19/2021 8:25 PM
298	I do not want ANY of my dues going to any leased bar/cafe'. If someone wants to drink/watch sports/eat, there are any number of places in Green Valley to do that. I don't consider drinking a recreational activity! Please stop wasting time and money by putting off projects. It just increases the final cost in the long run!	11/19/2021 8:18 PM
299	No matter what the spaces end being used for, just make a decision and do it sooner rather than later	11/19/2021 8:11 PM
300	Make it an area for sewing machine or embroidery machine clas	11/19/2021 8:10 PM
301	Your survey is very one sided with only two choices that do not reflect my opinon. At least you have a comment area. There should have been more than just two options for each question for a fair evaluation of the desires of those of us that pay your salaries. I have been in Green Valley since 1973 and continually am disappointed by surveys like this that clearly show that the decision is already made. Nice try .. again. Don't promise space to clubs such as the glass artists and then change your mind after a couple months. A key factor in keeping your "customers" happy is to be consistent and not just randomly change ypur minds after members work so hard to please you. Very one sided, and I mean this as GVR making it all about profit for them and not really looking out for their members. Shame on you.	11/19/2021 8:07 PM
302	Once there is a decision on what will be in the clubhouse, rename it reflect what it serves, ie Canoa Art Center and not a clubhouse.	11/19/2021 8:05 PM
303	Our clubs need more space! I've been on waiting lists for ceramics and lapidary since we moved to Green Valley. As member of glass artists we need the studio promised to us at Canoa Hills Clubhouse, we grow the clubs it grows GVR!	11/19/2021 7:45 PM
304	If you proceed with the Industrial Arts bldg, please start working on it right away!	11/19/2021 7:44 PM
305	Thank you for enabling user input	11/19/2021 7:35 PM
306	The glass arts and ceramics clubs need the space to meet member and safety needs. The clubs raised \$18,000 to pay for the design plans snd trusted GVR to live up to its promise of the Canoa Hills space. There are already 13 GVR Social centers along with several coffee shops, sports bars, restaurants, in Green Valley where people can gather and socialize.	11/19/2021 7:31 PM
307	Last year I didn't come to Green Valley because of Prostate Cancer. I never received the	11/19/2021 7:21 PM

Facility Organization Options Survey

yearly recreation billing. You referred me to a lawyer who billed me for the year and also for lawyer services. How come the lawyer located my home residence but you chose not to? Shame on you!!!

308	Your question on canoe hills must be a different club house	11/19/2021 7:17 PM
309	Looking at grouping the items listed above, the Glass Arts Studio doesn't fit in with the other items that are listed. Glass Arts require kilns, molds, etc. that are better shares with ceramics than the other clubs listed above.	11/19/2021 7:02 PM
310	Option A in question 5 should NOT include displacing the artisan shop. The artisan shops should be expanded onto the current billiards club room.	11/19/2021 7:01 PM
311	Why does the small room house pool tables at west center. Understand it is for board members and old board members. Enough said. The Artisan club needs more room. Take the wall down . I would like all board members and future board members to visit every facility. I know it would be eye opening.	11/19/2021 7:00 PM
312	The creation of a coffee-house type space on the top floor of the CHCH building is a great idea. If it succeeds, as I believe it will, GVR can then move to use that same space for a bar-type space with beer and wine sales available. What a great space for, with spectacular mountain views, for all GVR members to use if they like!	11/19/2021 6:47 PM
313	The parking lot at the Canoa Hills Clubhouse appears to be in desperate need of repaving. Are there plans to do that?	11/19/2021 6:45 PM
314	Hope you will use lots of solar.	11/19/2021 6:39 PM
315	Years ago I knew someone who worked there and the toilets were constantly being plugged up, electrical acted weird too. Get a good building check-over before remodeling.	11/19/2021 6:33 PM
316	The table tennis club needs a designated place to play	11/19/2021 6:27 PM
317	Where will table tennis have its dedicated location?	11/19/2021 6:24 PM
318	Our facilities at Canoa Hills are being neglected and not properly maintained. The showers are dated, the pool is not clean (we routinely find masks, band aids, diaper remnants), there is only one outdoor shower head, the pool chairs are old.... I'm upset that GVR is not maintaining what facilities we have...but are more worried about acquiring more facilities. When we register our concerns at Camps Hills...nothing is done. Also, the sprinklers frequently are leaking and have missing heads.	11/19/2021 6:24 PM
319	Please improve lighting in Canoa Ranch pool. It is depressing to swim there.	11/19/2021 6:00 PM
320	The basement seems very large for only one club...maybe 2 could share it???	11/19/2021 5:52 PM
321	I would like to see an indoor walking or running track. I like the idea of the Canoa Hills basement being turned into this.	11/19/2021 5:51 PM
322	Having multiple sites for some of the larger clubs is good because people do not have to travel as far to participate. I do not believe we should have a coffee shop in any of our facilities. We need to support our local businesses. Allowing a business for profit in a Gvr center is not fair. Thank you	11/19/2021 5:50 PM
323	Speaking only for the wood shop (as President) moving into the lapidary etc would not support our future needs and is a useless "shape" for wood shop use unless we included covering the quad and making it a closed building.	11/19/2021 5:43 PM
324	Abrego shuffleboard courts are not big enough for the club to play there fall and winter leagues.	11/19/2021 5:32 PM
325	We have plenty of social centers we need room for clubs.	11/19/2021 5:30 PM
326	I resent having to pay an annual dues for something I an never use. I should have the option to NOT be a GVR member, and on low limited income, I can't afford it. NOT FAIR	11/19/2021 5:29 PM
327	The top floor of the Canoa Hills Clubhouse doesn't seem practical for the Lapidary/Silversmith Club due to lack of wall space for the many large tools that need wall support. Maybe the downstairs would be better for this club if it is large enough to combine all 3 centers.	11/19/2021 5:25 PM
328	I personally do not use any of the facilities.	11/19/2021 5:23 PM

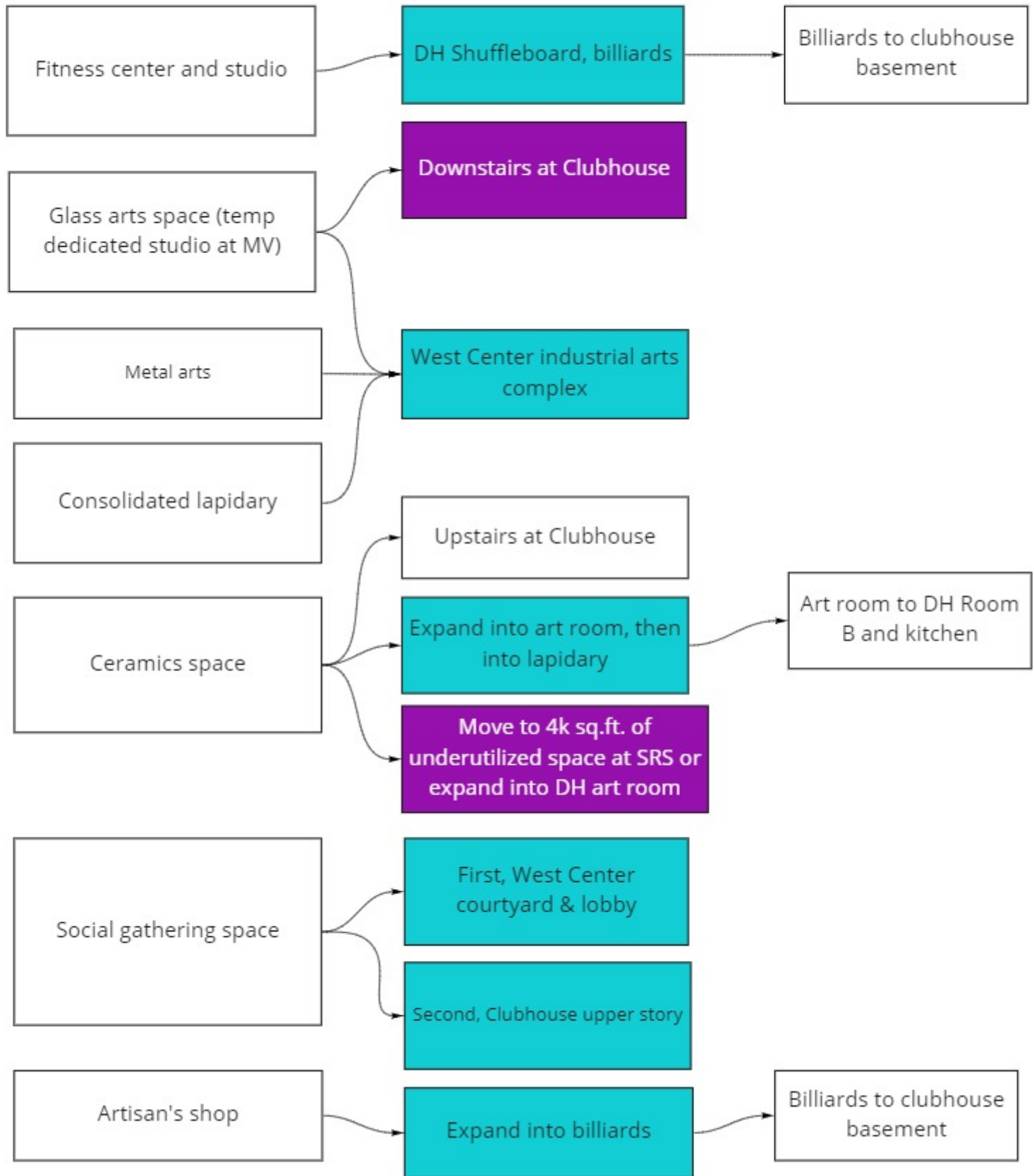
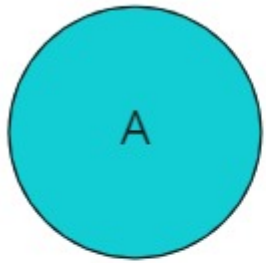
Facility Organization Options Survey

329	I think the west center would be a better spot for a coffee shop...the center area around the fountain and the courtyard could be enclosed.	11/19/2021 5:19 PM
330	I feel the best use of the Canoa Hills clubhouse is to Ceramics on the top floor and Glass on the bottom. Clibs need more space as indicate by the study a few years ago. GVR should NOT be in the business of Cafe/Pub. At the Nov 17 meeting the membership stated they favored the clubhouse for Ceramics and Glass. An Industrial Arts center would be nice but would 1) take to long to build and 2) the courts may not provide the space needed to house all of the Art clubs. Thanks.	11/19/2021 5:16 PM
331	Why was GVR allowed to buy this building at an inflated price not including the parking lot with NO member input?	11/19/2021 5:12 PM
332	The industrial arts center proposal is very intriguing. Financing it will be challenging.	11/19/2021 5:11 PM
333	GVR needs another large space with real wood floors for all the dance clubs. Otherwise move table tennis and bridge to a facility without a real wood floor.	11/19/2021 5:07 PM
334	The lower level of Canoa Hills Clubhouse would need to have windows and restrooms added. Without windows it would be too enclosed.	11/19/2021 4:56 PM
335	I don't care what you do.	11/19/2021 4:54 PM
336	Where will table tennis have its dedicated location?!. Nowhere in this survey is table tennis mentioned. What are GVR plans for a dedicated table tennis club?	11/19/2021 4:53 PM
337	Build outdoor patio space so members can meet, socialize and enjoy the view.	11/19/2021 4:51 PM
338	As CEO Scott said, What happens to GVR happens to Green Valley. Cov-19 cases are at 4,000 a day yet masks/vaccines are not required? We are severely limited in our use of gyms because people don't wear masks.	11/19/2021 4:49 PM
339	the better the facilities for individual groups to operate out of, the more likely membership activities will increase, thus improving the GVR image of what they do for it's member's	11/19/2021 4:48 PM
340	My 4B answer requires more thought. It's a beautiful space for more than card tables and darts. And where is more meeting space obtained? Clubs seem to be the main beneficiaries of the spaces.	11/19/2021 4:46 PM
341	The proposed leased cafe idea would work best if it was located at the new pickleball center and open daily from 6 am-noon. There is a ready, large market of people who are already gathering there every day. My old pickleball club did exactly that and it was highly successful	11/19/2021 4:45 PM
342	Properly designed the combination of the Arts is a great idea and can be complimentary to each other. It would great if each Art had a nicely lighted display case to show-off special pieces done by members.	11/19/2021 4:42 PM
343	Could all of the card playing clubs be located at the revovatedCanoa Hills Clubhouse rather than having them scattered all over the place? That way card game materials could be stored and available for all the clubs in one venue.	11/19/2021 4:40 PM
344	Can't get rid of the SB Courts at West, unless you add more somewhere else or league will not have enough courts. The lobby at a snow Hills is larger than needed and underutilized. Why not expand fitness center into part of that space?	11/19/2021 4:39 PM
345	Hopefully decisions and options are based on hard data related to usage hours, club members, and wait lists.	11/19/2021 4:38 PM
346	Put NuStep fitness machines in every fitness center. Currently only Las Campanas and East have them. This is a highly recommended machine for rehab and cardiac patients.	11/19/2021 4:35 PM
347	It would be great to take a small % of the old Canoe Hill Golf to be dedicated Disk Golf.	11/19/2021 4:34 PM
348	Figure out ways to deal with long waiting lists for popular classes and/or clubs. It seems like alot of clubs have "mandatory introductory" classes you have to take before you can participate but those classes are small and not offered as regular as their demand indicates.	11/19/2021 4:33 PM
349	Repurpose Shuffleboard Courts for expanded Men's and Women's Locker/Shower/Changing Room facilities for WC Swimming Pool.	11/19/2021 4:31 PM
350	Glass Arts is involved in both questions 3 and 5. Since I chose 5. a., i.e. Glass Arts being a	11/19/2021 4:30 PM

Facility Organization Options Survey

part of the Industrial Arts Center at West, there is no choice I like for question 3. There is no particular relationship between adding (unneeded?) picnic areas and restrooms at Abrego South and enhancing/expanding the shuffleboard courts there.

351	With only ONE With only ONE portapoty on the entire 5 miles of walking paths it would be hoped the facility would offer accessible washrooms as at least a start to solving this problem.	11/19/2021 4:28 PM
352	Facilities should not be refurbished for the exclusive use of 1 or 2 clubs unless the clubs are willing to pay 100% of the costs.	11/19/2021 4:27 PM
353	I pay GVR dues for 8 properties, why only one vote?	11/19/2021 4:24 PM
354	Don't need another bar in GV	11/19/2021 4:22 PM
355	Need permanent space for table tennis club.Perhaps the Canoa hill basement would work.	11/19/2021 4:22 PM
356	No other thoughts	11/19/2021 4:20 PM
357	I'd like to see the spaces used for some of the clubs that have been making do without a dedicated space. Glass studio, etc. The ceramics club is quite cramped and seriously space limited.	11/19/2021 4:17 PM
358	Clubs, i.e. Industrial Arts, Ceramic, Glass Arts, should be expected to make a more than nominal contribution toward the cost of space that is solely dedicated for their use and not available for other purposes. Minimally, clubs should contribute significantly toward costs of regular and ongoing expenses of operating and maintaining (e.g. utilities) facilities that benefit their respective constituency and not other GVR members who cannot utilize the amenity/facility without being a club member.	11/19/2021 4:15 PM
359	Focus please on the clubs that are in demand and need space.	11/19/2021 4:14 PM
360	Remember that Ceramics and Glass Arts were promised that space at Canoa Hills.	11/19/2021 4:11 PM
361	Turn WC SB courts into a Fitness Room. I don't believe West Center has one and the one at Las Campanas is always overcrowded. Social space on top floor of Canoa for sure, coffee and pub type, but also utilize some of that space for billiards & poker, etc. instead of putting that in the basement.	11/19/2021 4:07 PM
362	Please place the highest priority on giving glass and ceramics studios their LONG over due accommodation to serve these most popular clubs.	11/19/2021 4:07 PM
363	There needs to be an extension on canopies on all shuffleboard courts	11/19/2021 4:06 PM
364	No	11/19/2021 4:04 PM
365	Does the lapidary club really want to be all together? I don't see a need for a social gathering space compared to clubs that really are cramped and cannot function properly. I also feel a construction loan is the way to go and get these projects completed.	11/19/2021 4:03 PM
366	The Canoa Hills Clubhouse used to be lovely and can be again! The upper level has a great view and a coffee shop similar to Posada Java would be a terrific addition!	11/19/2021 4:00 PM



GVR Budget Worksheet with EMR 600K (A) (Financed)
GVR

Long Term Capital Funding Projection

Funding Projections

PLAN A WITH FINANCING

All Amounts Are Projections

	2022	2023	2024	2025	2026
Initiatives					
Beginning Balance	\$ 2,173,284	\$ 1,997,633	\$ 1,121,846	\$ 928,134	\$ 937,617
Funding From Operations Revenue	\$ 611,752	\$ 534,316	\$ 555,820	\$ 564,237	\$ 578,830
Additional GVR Funding (EMR Fund Trans.)	\$ 600,000				
Projected Surplus	\$ 190,000				
Debt Service: Loan Proceeds (20 yr., 3%)	\$ 2,000,000	\$ 2,000,000			
Debt Service: Annual Payments (20 yr., 3%)	\$ (85,356)	\$ (237,569)	\$ (253,832)	\$ (253,832)	\$ (253,832)
Transfer to MRR-B for EC Pool					
Net Investment Earnings	\$ 63,953	\$ 38,465	\$ 65,301	\$ 60,079	\$ 63,829
Projects:					
Clay Studio Expansion					
Canoa Hills Club House & Pk Lot	\$ (50,000)	\$ (150,000)	\$ (550,000)	\$ (350,000)	
Canoa Hill Note Payment	\$ (11,000)	\$ (11,000)	\$ (11,000)	\$ (11,000)	\$ (11,000)
East Center Pool Replacement					
PBC Shade Structure					
Abrego So. Field House & Shuffle	\$ (125,000)				
West Center Arts Complex - 17.5K Sq Ft	\$ (2,750,000)	\$ (2,750,000)			
Social Gathering Place	\$ (95,000)				
Desert Hills Fitness Expansion	\$ (300,000)	\$ (300,000)			
EC Art Classroom expansion					\$ (35,000)
Woodshop Expands into Lapidary					\$ (50,000)
Expand Ceramics into Lapidary at DH	\$ (130,000)				\$ (50,000)
LC Third Tennis Court					\$ (120,000)
Potential Projects	\$ (95,000)	\$ -			
GVR Dog Park				\$ -	
LC - Fitness Room Expansion				\$ -	
Ending Balance	\$ 1,997,633	\$ 1,121,846	\$ 928,134	\$ 937,617	\$ 1,060,443

GVR Budget Worksheet with EMR 600K (B)
GVR

Long Term Capital Funding Projection

Funding Projections

PLAN B WITH NO FINANCING

All Amounts Are Projections

	2022	2023	2024	2025	2026
Initiatives					
Beginning Balance	\$ 2,173,284	\$ 1,317,995	\$ 1,624,722	\$ 2,280,226	\$ 2,982,637
Funding From Operations Revenue	\$ 611,752	\$ 534,316	\$ 555,820	\$ 564,237	\$ 578,830
Additional GVR Funding (EMR Transfer)	\$ 600,000				
Surplus Projected	\$ 190,000				
Transfer to MRR-B for EC Pool					
Net Investment Earnings	\$ 98,959	\$ 83,410	\$ 110,684	\$ 149,174	\$ 185,913
Projects:					
Clay Studio Expansion					
Canoa Hills Club House Glass Arts '22	\$ (1,600,000)				
Canoa Hill Note Payment	\$ (11,000)	\$ (11,000)	\$ (11,000)	\$ (11,000)	\$ (1,000)
East Center Pool Replacement					
PBC Shade Structure					
Abrego So. Field House & Shuffle	\$ (125,000)				
West Center Arts Complex	\$ -	\$ -	\$ -		
Social Gathering Place	\$ (95,000)				
Desert Hills Fitness Expansion	\$ (300,000)	\$ (300,000)			
EC Art Classroom expansion					\$ (35,000)
Expand Ceramics into Lapidary at DH	\$ (130,000)				\$ (15,000)
LC Third Tennis Court					\$ (120,000)
Potential Projects					
GVR Dog Park	\$ (95,000)	\$ -			
LC - Fitness Room Expansion				\$ -	
Ending Balance	\$ 1,317,995	\$ 1,624,722	\$ 2,280,226	\$ 2,982,637	\$ 3,576,379



Green Valley Recreation, Inc.

Board of Directors Meeting

Prepared By: Nanci Moyo

Meeting Date: December 15, 2021

Presented By: Connie Griffin

Consent Agenda: No

Originating Committee / Department: Board Director Connie Griffin

Action Requested: Ask the GVR Board of Directors to ask the Board Affairs Committee (BAC) to research, discuss, and evaluate options for a potential future GVR policy, with regard to seeking donations and contributions from GVR members, Green Valley Residents and/or other interested parties or stakeholders when GVR is seeking to fund non-philanthropic capital projects.

Strategic Plan Goal: Goal 4 – Cultivate and maintain a sound financial base that generates good value for our members.

Background Justification: The GVR Board accepted the GVR Philanthropic Naming Opportunities Policy on 2/27/2018. Note: as per the minutes, the word “accepted” not “approved.” A future policy if created and approved, would not involve naming opportunities.
A past GVR Board set a precedent when asking and requiring the Pickleball Club raise funds for any amount over the Board approved funding for the pickleball complex.

Fiscal Impact: None

Board Options:

- 1) Approve the motion as written.
- 2) Change motion per discussion.
- 3) Table topic for another meeting.

Staff Recommendation: N/A

Recommended Motion: Move the GVR Board of Directors direct the Board Affairs Committee to research, discuss, and evaluate options for a potential future GVR policy with regards to seeking donations and contributions from GVR members, Green Valley Residents and/or other interested parties or stakeholders when GVR is seeking to fund non-philanthropic capital projects.

Attachments: None