



MINUTES

BOARD OF DIRECTORS MEETING

Wednesday, April 27, 2022 - 2pm

West Center Auditorium / Zoom

*Code of Conduct

Directors: Kathi Bachelor (President), Donna Coon (Vice President), Bart Hillyer (Secretary), Carol Crothers (Treasurer), Laurel Dean (Assistant Secretary), Jim Carden (Assistant Treasurer), Nancy Austin, Barbara Blake, Ted Boyett, Beth Dingman, Steve Gilbert, 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: Including support staff 25

AGENDA TOPIC

1. Call to Order / Roll Call – Establish Quorum

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

President Bachelor called the meeting to order at 2:02pm MST. Secretary Hillyer called the roll; quorum established.

2. Amend/Adopt Agenda

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

Passed: unanimous

3. President Report – No Report.

4. CEO Report

- East Center - gas line work currently being done.
- Canoa Hills Clubhouse – submitting proposals for flooring options, final duct work completed for the replacement of the HVAC.
- West Center – work continues on the Native Garden.
- Canoa Hills - remodeling on the locker rooms and restrooms is scheduled for this summer.
- West Center Tennis - conversion of court lights to fluorescent will happen this summer.
- The Pickleball Center – the monument sign stucco is ready to be primed and painted, and then logo and lettering will be installed around May 9.

5. Member's Comments - 1 member

6. Consent Agenda

MOTION: Director Ted Boyett moved, seconded to approve Consent Agenda.

Passed: unanimous

** GVR encourages the Board and members to voice concerns and comments in a professional, business-like, and respectful manner.*

A. Minutes:

- 1) BOD Regular Meeting Minutes: March 23, 2022
- 2) BOD Special Meeting Minutes: March 30, 2022
- 3) BOD Special Meeting Minutes: April 20, 2022
- 4) BOD Work Session Minutes: April 20, 2022

B. Financial Statements:

- | | |
|------------------|------------------|
| 1) December 2021 | 3) February 2022 |
| 2) January 2022 | 4) March 2022 |

The Fiscal Affairs met and recommended the Board approve the financial statements.

7. Action Items

- A. Presentation of Audit and Acceptance (Webster/Laura Randol, CPA, HBL CPAs, P.C.)
David Webster, CFO, said the Audit committee recommends the Board accept the audit after listening to Laura Randol's presentation on the audit.

**MOTION: Director Gilbert moved, seconded to accept the audit.
Passed: unanimous**

- B. CPM Section II Subsection 3.G.1.a: Change Disclosure Fee to Transfer Fee (Zubicki)

**MOTION: Director Crothers moved, seconded to amend a change to the CPM verbiage located in Section II Subsection 3 which will return the name of the Disclosure Fee to Transfer Fee and amend the definition by defining "Transfer Fee" as follows: Transfer Fees: There shall be a charge for the processing of the documents upon a change in the title of a membership property.
Passed: unanimous**

8. Committee Reports

- A. Audit – Committee Chair Bachelor (last year Chair) reported (received and placed on file).
- B. Board Affairs – Chair Coon reported (received and placed on file).
- C. Fiscal Affairs – Chair Crothers reported (received and placed on file).
- D. Investments – Chair Lawless reported (received and placed on file).
- E. Nominations & Elections – Chair Dingman reported (received and placed on file).
- F. Planning & Evaluation – Chair Hillyer reported (received and placed on file).

9. Member Comments - There were none.

10. Executive Session – Closed

**MOTION: Director Crothers moved, seconded to adjourn into executive session.
Passed: unanimous**

11. Adjournment – Meeting adjourned after the Executive Session.