



MINUTES

BOARD OF DIRECTORS INFORMATIONAL MEETING

Wednesday, September 21, 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), Barbara Blake (arrived at 2:25pm), Ted Boyett, Beth Dingman, Steve Gilbert, Bev Lawless, Scott Somers (non-voting)

Absent: Nancy Austin

Visitors: 46

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 2:00pm MST. Secretary Hillyer called the roll; quorum established.

2. Adopt or Amend Agenda

MOTION: Director Hillyer moved, seconded to approve the Agenda.

Passed: unanimous

3. Guest Pass Policy

A. Staff and BAC Discussion Points

Highlights from Scott Somers:

- Current Guest Policy was reviewed from the CPM
- Suggestions from members and staff:
 - ✓ Maintain, eliminate, or increase the 20 miles to 25 miles from GVR boundary or from a specific point like West Center;
 - ✓ Consider eliminating annual guest passes, only have daily or weekly guest pass;
 - ✓ Tenant pass are required for tenants;
 - ✓ Reasonable prices;
 - ✓ Members must purchase passes for guests;
 - ✓ Considering limiting the number of passes purchased each year;
 - ✓ Maintain current policy for children under 18 years being free;
 - ✓ Consider Guest passes with bar codes or pictures on it;
 - ✓ Consider technology apps
- Review of what recreational facilities are doing around GVR: Saddlebrook, Quail Creek, Sun City West, Festival Sun City, and Sun City.

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

4. Guest Pass Policy

A. Member Comments

Highlights of members comments:

- The name on the Title is the member. Only the name on the property is entitled to a card. If the property is in a Trust it needs to have a name on the Trust to be a member.
- Physical monitoring is vital at the tennis courts, pickleball courts, and billiards. Monitor all facilities.
- The \$70 annual guest card is from January to December, and is the same price bought at later times in the year.
- Tenant cards are based on the length of stay in the property and per person.
- Members cannot buy cards on Saturday or Sunday and this needs addressed.
- People who live within the GVR Boundaries should not be considered guests.
- If the Annual Pass is removed, it will be taking away non-dues revenues. The Annual Pass is convenient for when out of town guests come unexpectedly or on the weekends.
- Members objected to unlimited numbers of guests.
- Important to keep the 20-mile boundary. Some Members would like this reconsidered because of the friends and relatives living nearby but cannot use the GVR facilities.
- A single owner pays the same as a couple and the couple gets twice the usage for the same price.
- Other recreation communities have peak hours where no guests may come in. Guests may come in non-peak hours.
- Have a pilot program with specific sports. Start small and see how it works.
- Have only two family pools open all hours.
- Requested to move the mileage restrictions.
- Move the children's age from 18 to 16 years old.
- It was confirmed cards of the deceased are cancelled when GVR is told.
- Groups or clubs would like exceptions to the rule to allow their friends or families in neighboring towns to participate by buying a daily pass so the groups or clubs do not have to pay a rental fee for the facility. This would be in off-peak hours when the facilities are lightly used.
- Stick to the boundaries. This is an exclusive organization and is paid for by the members. GVR should abide by the rules it has set forth.
- Allow more guest during the summers when there are fewer people in Green Valley.
- Wear a name tag while on GVR property with name and picture.

Board of Director comments:

- Laurel Dean: The primary abuse is in the gyms, pools, court sports, and billiards. Kris Zubicki added there is abuse with Airbnb and vacation rentals with owners leaving guest cards at the properties for unlimited use.
- Bart Hillyer: The vacation rentals in many neighborhoods are violating the HOA rules. Having an annual guest pass is convenient for when guest come from out of town. Monitoring is important and people who see the abuses need to call the GVR COA staff to address the issue.
- Beth Dingman: Likes the annual pass for convenience, but does not know how to monitor this pass with unlimited visits. Another issue is regarding volleyball and having different policies for summer and winter play because of the shortages of players in

the summer. This may allow for neighboring communities to come play in the summer months.

- Steve Gilbert: Suggested getting thoughts from snowbirds who pay the full dues but use the facilities only when in town. Would like to remove unlimited use from the Guest Passes. Having only two pools open to children all hours would be a problem with those who use these pools. These pools become community pools to these neighborhoods.
- Bev Lawless: Concerned about Pickleball Courts being available only to guest in non-peak hours, usually during the heat of the day. Non-GVR members should not be able to use GVR facilities for free. There are other places for non-GVR members to hold their meetings. There does need to be monitoring at the GVR facilities.
- Donna Coon: Look at simplifying and not coming up with policies to cover everything right now. Unlimited guests need to be removed from the Annual Guest Pass, but keep the Annual Guest Pass for two to four adult guests. The daily and weekly pass should be available, also. Super seniors have retired adult children who may come to help their parents during the year and could use the guest pass. Suggested that next year sell guest passes for only two adults to see how this works and how much is sold.
- Kathi Bachelor: Limit the Annual Guest Pass to a certain number of people per visit. This would need to start next year. Not everyone is going to be happy with the changes that need to be made. An online ability to purchase guest cards would be very helpful.
- Ted Boyett: Would rather use distance from a point on the map than radius for discussion purposes. Dues are based on properties, not on the members. Each property should have passes assigned to the property.
- Carol Crothers: There is a large fee to join GVR when a house is bought and an annual fee to pay every year. To create a new type of membership as suggested by a member is not fair to the GVR members, and that type of membership does not create a committed member. Suggestion for any Club issues to go to the Board Affair Committee to have the issue reviewed.
- Kathi Bachelor: A pilot program was suggested and it could be done for six months to see if it works. There are some people asking for exceptions rather than following the rule, but overall people are happy with how the program is being run.

5. Member Comments – Member comments were received during the meeting and on Zoom.

6. Adjournment

MOTION: Director Crothers moved, seconded to adjourn the meeting at 3:44pm MST.

Passed: unanimous