



## MINUTES

### BOARD OF DIRECTORS WORK SESSION

Wednesday, October 19, 2022, 2pm

WC Auditorium / Zoom

**Directors Present:** 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 Director), Kris Zubicki (Recreation Services Director)

**Visitors:** 12

### AGENDA TOPIC

#### 1. Call to Order / Roll Call

President Bachelor called the Work Session to Order at 2:00pm. Secretary Hillyer called the role and established a quorum.

#### 2. Amend / Approve Agenda

**MOTION: Coon moved / Boyett seconded to amend the Agenda by adding a review of the changes to CPM Part 3 Committees to help the Board be prepared for the topic at the Regular Meeting of October 26.**

**Passed: unanimous**

#### 3. Budget (Webster/Crothers)

CEO Scott Somers introduced the budget process that is informed by the Strategic Plan, the Mission and Vision of GVR, and priority goals established by the Board.

CFO David Webster gave an overview of the 2023 Proposed Budget. Highlights include:

- The total Budgeted Revenue Budget for 2023 reflects a \$446,453 increase from prior budget, which is a 3.8 percent increase. Most of the revenue is coming from the increase in the Property Acquisition Capital Fee (PACF).
- Proposed Annual Dues increase of \$7 from \$505 to \$512; proposed PACF increase is \$84 from \$2,816 to \$2,900; and the Initial Fee increase is \$257 from \$2,643 to \$2,900.
- The Budget allows for \$1,207,611 Funding for Maintenance Repair and Replacement (MRR) Fund which is 6.7 percent (\$75,564) increase from prior year. The MRR-B Pools and Spas Replacement Fund has a 7 percent increase at \$289,405 allowed funding. The 2023 Proposed Budget includes \$308,000 for Non-Reserve Capital Projects at a 41 percent increase from prior year Budget.
- The 2023 Proposed Budget includes \$670,625 of funding into the Initiative Reserve in accordance with the CPM formula. This is a \$58,872, 9.6 percent increase from prior year.

- Decrease in facility and equipment due mostly to older assets being fully depreciated. Decrease in Corporate Expenses due to professional fees and better efficiencies.
- Increases are in personnel and operation expenses. Inflation does affect the GVR budget due to supply costs for operations.
- GVR is in the process of reorganizing the Recreation Services/Facilities personnel with part-time custodial staff, focusing only on cleaning facilities, and new positions - Recreation Services Lead and Recreation Services Assistant. This will allow for improved customer service to the members.
- The Fiscal Affairs Committee (FAC) recommends the operating budget, capital budget, and fee increases be approved by the Board of Directors at the Regular Meeting of the Board on October 26, 2022.

The full presentation, along with questions and answers from the Board of Directors and staff can be seen on the meeting video found on the GVR website.

#### 4. **CPM Part 3**

The Board Affairs Committee (BAC) will ask the Board of Directors to approve the CPM changes to Part 3 Committees at the Regular Meeting of the Board on October 26, 2022. An overview of the changes was provided at this meeting to inform the Board for consideration at the Regular Meeting. Recommendations include:

- The standard size of the committees be minimum of five and maximum of nine members.
- Each Board of Director serves on at least one committee.
- The Chair of the Committee, the Board President and the CEO appoint the committee members based on applications submitted and approved by the Board of Directors. This would require a Bylaws change slated for next year Bylaw changes.
- Committee members will be appointed for three-year terms and may serve up to six years.
- An end-of-year report for committees will be required to recap what was done and what work needs to continue for the next committee.
- Year-end recognition events are requested to be held for volunteers in all of these positions.

#### **Adjournment:**

**MOTION: Boyett moved/ Lawless seconded to adjourn the meeting at 3:59pm.**

**Passed: unanimous**