



MINUTES

BOARD OF DIRECTORS MEETING

Wednesday, April 26 - 2pm

West Center Auditorium / Zoom

*Code of Conduct

Directors: Marge Garneau (President), Carol Crothers (Vice President), Bart Hillyer (Secretary), Jim Carden (Treasurer), Barbara Blake (Assistant Secretary), Laurel Dean (Assistant Treasurer), Nancy Austin, Kathi Bachelor, 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 (COO), Kris Zubicki (Member Services Director)

Visitors: 24 including support staff

AGENDA TOPIC

1. Call to Order / Roll Call – Establish Quorum

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

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

2. Amend/Adopt Agenda

MOTION: Director Carden moved, Director Dean seconded to postpone 9.B. 2022 Surplus Transfer to the May 24 meeting.

Passed: 7 yes / 4 no (Bachelor, Dingman, Gilbert, Lawless) / 1 abstain (Boyett)

MOTION: Director Boyett moved, Director Dingman seconded to accept the amended agenda.

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

3. President Report

- The CPM and Robert's Rules state a meeting cannot be adjourned until all items on the Agenda are completed. A motion can be made to not complete the Agenda.
- To abstain from voting on a motion a reason must be given.
- A Director introducing a motion can speak up to ten (10) minutes and Directors are allowed three (3) minutes to comment.
- Members may speak on Action Items for up to two (2) minutes after all Directors have spoken on the subject.

Director Boyett said the Board can move, second and vote to extend the time of a Director who is speaking. Also, the Board can change the rules for the CPM or Robert's Rules of Order with a motion, second and vote, though the President is in charge of the meeting.

4. CEO Report

- Desert Hills Fitness Center is moving forward. There is paint on the wall and it is looking great. The HVAC system is delayed and is on back order until June. There will be a grand opening in July.
- Glass Arts future home at Santa Rita Springs has completed demolition by staff to save on cost. Exterior concrete and interior mechanical demolition are underway and the staging area has been set up in the parking lot near the work site.
- Ceramics expansion at Desert Hills is being finalized by the architect by developing construction documents and development of an alternative expansion of Ceramics. There will be cost estimates for both options being considered. The schematics and cost estimates will be brought to the May 24 Regular Board meeting to request additional direction from the Board
- Del Sol Clubhouse upper floor restrooms should be completed in June. Conceptual designs for the remainder of the building and the parking lot have been finalized. The architect has sent out RFPs for engineer and consultants design services. The schematic designs are expected in two weeks and the construction documents are expected in five weeks later. The permitting process is ten weeks. This will be brought before the Board in late summer or early fall.
- West Center Industrial Art Centers programming designs have been developed by the architect for Lapidary. Lapidary is developing alternative plans for expanding at the West Center courtyard by expanding south toward the parking lot and the street. Concept designs are expected this coming week and a meeting will be set with the club to review the designs with the architect. A floor plan will be developed with engineering and construction documents. This will be on the May 24 Regular Board meeting.
- Club requests are moving forward for 2023 that were approved in 2022. Designs for the Wood Shop vacuum system are being drafted by the architect and the mechanical engineer. East Lapidary shade structure materials for the slab arrive in May. The shade will be installed shortly after.
- East Center Billiards room will be closed May 3 for the installation of a new billiard table lighting fixture.
- Desert Hill Pool closure will be May 5 – 19 to drain for routine maintenance, deck maintenance, water replacement, and checking for cracks. The locker room, sauna, fitness room, and poker rooms will not be closed. Foot traffic may be deterred during that closure period.
- Santa Rita Springs upper deck will be repaired and have recoating of the deck between May 8 – 19. This project will be done in sections and have partial closures of the upper deck and elevator.

Directors received answers from CEO Somers to their questions:

- Del Sol Clubhouse: In November the Board approved moving forward with finalizing and building out that project. A contract has not been approved or awarded yet. The basement will have the billiards and men and women's restrooms with the capability of entering from inside or outside the building. The County will be asked to help with cost sharing for the restrooms and the parking lot. The plans also include having a staircase between the upper and lower floor in the building. Two pool tables will remain upstairs, with the majority of pool tables being downstairs. There will be a room built-out for poker.

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

- Del Sol Clubhouse: Staff will look for a coffee/café vendor next spring after construction is done.

MOTION: Director Crothers moved, Director Dean seconded for the Board to see the high-level conceptual drawings of the Del Sol Clubhouse for May from architects and how the building will be used.

Passed: 7 yes / 5 no (Bachelor, Boyett, Dingman, Gilbert, Lawless)

5. Member Comments – 1 - regarding the Artisan Shop expansion.

6. Presentation

A. Quarterly Financial and Personnel Costs

CFO David Webster reviewed the personnel costs and Quarterly Financial Report including these highlights:

- Audited Revenue over the past seven years has increased at a rate of 4.1 percent average annually. Audited personnel costs over the past seven years have increased 5.0 percent annually. Over the past three years the personnel costs have been trending downward due to restructuring for efficiency.
- Total revenue for first quarter in 2023 was \$3 million and budgeted was \$3,428,000. The biggest variance was in the Capital Revenue which are the fees GVR receives from home sales. Home sales were down January through March but are trending upwards in April. The expenses are \$67,000 under budget for the first quarter.
- Personnel and Facilities make up two thirds of the total expenditure percent of budget.
- Investments for the first quarter are positive. The Investment Advisors are held to benchmarks for investing GVR money and any discrepancies the Advisors are notified to make sure the investments meet the proposed expectations.

7. Committee Reports

- A. Audit – received and placed on file
- B. Board Affairs – received and placed on file
- C. Fiscal Affairs – received and placed on file
- D. Investments – received and placed on file
- E. Nominations & Elections – received and placed on file
- F. Planning & Evaluation - received and placed on file

8. Consent Agenda

MOTION: Director Crothers moved, Director Carden seconded to approve Consent Agenda.

Passed: unanimous

A. Minutes:

- 1) BOD Regular Meeting Minutes: March 22, 2023
- 2) BOD Special Meeting Minutes: March 29, 2023
- 3) BOD Special Meeting Minutes: April 5, 2023

9. New Business

A. Approve Annual Meeting Calendar

MOTION: Director Carden moved, Director Blake seconded to approve the Annual Meeting Calendar.

Passed: unanimous

- B. ~~2022 Surplus Transfer~~ – Postponed for May 24, 2023, meeting.
- C. Discuss and Award Contract for Security Cameras
CEO Scott Somers presented the security issues at GVR facilities for the Board to discuss and possibly award a contract for security cameras.

MOTION: Director Boyett moved, Director Lawless seconded to award a contract to PrevenTronics for security cameras.

Failed: 5 yes (Bachelor, Boyett, Dingman, Gilbert, Lawless) / 7 no

Director Gilbert left the meeting.

MOTION: Director Hillyer moved, Director Carden seconded that staff be asked to conduct surveys, through the eBlast or other methods, of the GVR members to seek their input on cameras (how many and where). Director Hillyer will write the survey questions and provide to the Directors by email by May 10. The survey questions will be brought before the Board at the May Regular meeting for approval.

Passed: 7 yes / 3 no (Bachelor, Boyett, Lawless)

Director Crothers was not present for the vote.

10. Member Comments - 0

11. Adjournment

MOTION: Direction Dean moved, Director Hillyer seconded to adjourn the meeting at 4:18pm MST.

Passed: unanimous