



## MINUTES

### BOARD OF DIRECTORS MEETING

Wednesday, May 24, 2023, 2pm

West Center Auditorium / Zoom

**Directors:** Marge Garneau (President), Carol Crothers (Vice President), \*Bart Hillyer (Secretary), Jim Carden (Treasurer), Barbara Blake (Assistant Secretary), Nancy Austin, Kathi Bachelor, Ted Boyett, Beth Dingman, Steve Gilbert, Bev Lawless, Scott Somers (non-voting)

**Director Absent:** Laurel Dean

**Staff Present:** David Jund (Facilities Director), Nanci Moyo (Administrative Supervisor), David Webster (CFO), Natalie Whitman (COO), Kris Zubicki (Member Services Director)

**Visitors:** 21 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 2:03pm MST. Secretary Hillyer called the roll; quorum established.

#### 2. Amend/Adopt Agenda

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

**Passed:** unanimous

#### 3. President Report

- Board Directors please speak into the microphones when speaking so the members can hear what is being said.
- Board Directors will have ten minutes to introduce a topic from the Agenda and each Board Director will have three minutes to speak to the topic on the first round and may speak a second time for no more than three minutes.

#### 4. CEO Report

- Desert Hills Fitness is moving forward. The HVAC is expected in June and an opening and ribbon cutting is set for July.
- Glass Artist Space at Santa Rita Springs is moving forward. The concrete slab is roughed in for the plumbing to be completed, the concrete is being patched, framing is continuing, and plumbing, mechanical, and electrical rough ins are underway. On schedule for an October opening.
- Del Sol Clubhouse construction of the upper-level restrooms are near completion and waiting for partitions which are on back order. The remodel work is underway on the main room (bar/restaurant area).

- West Center Art Center space for Lapidary and Woodshop is moving forward with the architect figuring space and cost estimates. This is scheduled for a Work Session in June.
- Las Campanas pool and spa closed beginning June 5 and reopen on June 24.
- Woodshop request for a vacuum system is moving forward.
- CEO Chat went well with 11 people attending. This allowed for a small group discussion with members.

## 5. Member Comments: 0

## 6. Committee Reports

- Audit – received and placed on file
- Board Affairs – received and placed on file
- Fiscal Affairs – received and placed on file
- Investments – received and placed on file
- Nominations & Elections – received and placed on file
- Planning & Evaluation – received and placed on file

## 7. Consent Agenda

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

**Passed: unanimous**

- Minutes:
  - BOD Regular Meeting Minutes: April 26, 2023
  - BOD Work Session Minutes: May 17, 2023
- Financial Statements:
  - December (2022), January, February, March, April (2023)

## 8. New Business

- Approve Next Steps Del Sol Clubhouse  
 CEO Somers reviewed the Work Session discussion on next steps for Del Sol Clubhouse and asked the Board to give staff direction to work with the architect to develop construction documents. Once documents are developed, the architect will get permits and will go out for bid for construction. After bids are received, staff will come back to the Board with a recommendation to award a contract for Del Sol Clubhouse.

**MOTION: Director Dingman moved, Director Blake seconded to continue moving forward with developing the architectural plans and construction documents for creating a social gathering, recreation center at the Del Sol Clubhouse.**

**Passed: unanimous**

**Motion to Amend: Director Crothers moved, Director Hillyer seconded to amend the motion to include an analysis of parking requirements based on the expected usage to the facility and if far fewer spaces are needed, options on the best use of additional space.**

**Failed: 5 yes (Austin, Blake, Carden, Crothers, Hillyer) / 6 no**

- Approve 2022 Surplus Transfer  
 CFO David Webster presented the surplus transfer dollar amount based on the post audit 2022 fiscal year. The surplus calculation is what was approved in 2021 and in accordance with the CPM to move from Operations Fund to the Initiatives Reserve Fund. Fiscal Affairs Committee recommended approval by the Board.

**MOTION: Director Boyett moved, Director Lawless seconded to approve the 2022 Surplus Transfer from Operations to Initiatives Reserve Fund in the amount of \$428,596.**

**Passed: unanimous**

**C. Survey on Cameras at Facilities**

Director Hillyer presented the background and survey questions found in the Staff Report.

**MOTION: Director Hillyer moved, Director Carden seconded that appropriate GVR staff poll the GVR membership using the following questions via at least two weekly eBlasts in June 2023:**

**Background: In early November 2022, at Las Campanas Recreation Center, a GVR member reported that she was accosted in the shower of the ladies' locker room by a naked young man holding a knife. She screamed, he fled, and he was seen running away from the center, wearing black shorts. This incident was reported immediately to the Pima County Sheriff's Department. Thus far, no suspect has been identified. This was the first such incident in GVR's history, as far as we know.**

**Later in November 2022, at the regular monthly GVR Board Meeting, the board voted to ask GVR staff to get quotes for possible security enhancements at GVR.**

**At GVR's Regular Board Meeting in April 2023, GVR staff presented three bids for camera projects at GVR. One was for 123 cameras for about \$153,000, another was for 103 cameras for about \$136,000, and the third was for 84 cameras for about \$185,000. All three systems are unmonitored—they would maintain recordings of camera images on a 30-day loop.**

**GVR staff recommended accepting the first described bid—123 cameras for about \$153,000. (Of these 123 cameras, one-third—41 cameras—would be in GVR parking lots.) A motion was made and seconded in support of that GVR staff recommendation, which was rejected by the board. Concerns were expressed as to cost, number of cameras, and loss of privacy for GVR members.**

**Several board members expressed interest in getting input from the GVR membership. A motion in support of that idea was made and seconded, and was passed by the board. This survey is the result.**

**With that as background, here is the question:**

**Please choose just ONE of the four options below.**

**Do you believe that GVR should:**

- a. Leave things as they have been so far at GVR, with no surveillance cameras at GVR facilities?**
- b. Add 12 surveillance cameras over the entrances to the 12 ladies' locker rooms at GVR facilities? (These cameras would record images of those entering and leaving the locker rooms, but no activity inside the locker rooms.)**
- c. Add 37 surveillance cameras—12 over the entrances to the 12 ladies' locker rooms, and 25 at the card-reader entrances to GVR Centers?**
- d. Add 123 cameras (about \$153,000), or 103 cameras (about \$136,000), or 84 cameras (about \$185,000), by accepting one of the three bids described above?**

**Thanks for your answers. They will be considered by the board.  
in Staff Report**

**MOTION TO AMEND:** Director Bachelor moved, Director Carden seconded to amend the motion for the staff to reevaluate the current proposed survey and possibly come up with a more informational survey for the members, and bring the survey and background information back to the Board in June for approval.

**Passed: 7 yes / 4 no (Austin, Blake, Crothers, Hillyer)**

**Amended Motion Passed: 7 yes/ 4 no (Austin, Blake, Crothers, Hillyer)**

***Amended Motion: Approve the staff reevaluate the current proposed survey and provide the Board with an informational survey for the members, and bring the survey and background information back to the Board in June for approval.***

**D. Approval of Ad-Hoc Committee Space Use and Reservation**

President Garneau initiated the Ad-Hoc Committee on Space Use and Reservation.

COO Natalie Whitman explained the need for this Ad-Hoc Committee on Space Use stating the reservation policy for space use/reservations is incomplete with many unspoken and handshake agreements which does not provide fair access to all the members. The Ad-Hoc Committee will be comprised of Director Boyett as the Chair, staff liaison is Natalie Whitman, and multiple GVR members. The committee will develop recommendations for the Board to consider.

**Motion: Director Garneau moved, Director Carden seconded to approve the scope of work and timeline to include examination of existing policies, identification of gaps in the policies, collecting information from user group outreach activities, drafting policy recommendations for the Board, and to be fully completed by December 31, 2023.**

**Passed: 10 yes / 1 no (Hillyer)**

**E. Photography Club Tenant Improvement**

Facility Director David Jund presented the Photography Club Tenant Improvement request at Santa Rita Springs.

\*Director Hillyer left the meeting at 4:03pm.

**MOTION: Director Bachelor moved, Director Dingman seconded to approve the Canyon Building and Design proposal to build out the GVR Photography Club Tenant Improvement at a cost not to exceed \$36,000.**

**Passed: unanimous**

**9. Member Comments** - 1 member spoke in support of the Photography Club request for tenant improvement.

**10. Adjournment**

**MOTION: Director Austin moved, Director Carden seconded to adjourn the meeting at 4:06pm.**

**Passed: unanimous**