



MINUTES

BOARD OF DIRECTORS WORK SESSION

Wednesday, October 18, 2023, 2pm

WC Auditorium / Zoom

Directors Present: Marge Garneau (President), Carol Crothers (Vice President), Bart Hillyer (Secretary), Jim Carden (Treasurer), Barbara Blake (Assistant Secretary), Joe Magliola (Assistant Treasurer), Nancy Austin, Kathi Bachelor, Steve Gilbert, Bev Lawless, Richard Sutherland, Scott Somers (non-voting)

Absent: Beth Dingman

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

Visitors: 5

AGENDA TOPIC

1. Call to Order / Roll Call

Work Session Called to Order at 2:01pm by President Garneau. Secretary Hillyer called the role.

2. Amend / Approve Agenda

MOTION: Director Blake moved, Director Bachelor seconded to approve the Agenda.

Passed: unanimous

3. Presentation of Proposed Budget: Operating and Capital

Highlights include:

- 2024 Operating Budget Expenses equal \$11,034,016 (1.5 percent decrease)
- 2024 Total Capital Budget equals \$3,623,773 (11 percent decrease)
- 2024 Grand Total Budget equals \$14,657,789 (4 percent decrease)
- Dues increase of \$5 from \$510 to \$515 – Dues revenue increase of \$69,250
- Tenant Fee increase by \$5, except 4-12 month fee an increase of \$10
- Annual Guest Card increase of \$5 from \$70 to \$75
- Membership Change Fee and Initial Fees raised by \$100 from \$2,900 to \$3,000 and would increase revenues by \$101,200
- Wages line item includes a 5.5 percent aggregate rate increase (2023 budget to 2024 budget)
- Employee Benefits includes a 10 percent mid-year rate increase

- 5.5 percent rate increase for Commercial Business Insurance
- 2024 Budgeted Revenue – Total Operating Revenue: \$11,972,097
- P&E Recommended Five-Year Capital Projects Ranked 1 through 13
 1. Del Sol Clubhouse
 2. West Center Lapidary, Woodworking, and Artisan Expansion
 3. Desert Hills Ceramics Kiln Room Up to Code – NOTE: Look at MRR
 4. Canoa Hills Gym Conversion
 5. West Center Lobby Improvements
 6. Security Cameras
 7. West Center Lazy River
 8. Metal Shop Home
 9. Las Campanas Fitness Expansion
 10. East Center Outdoor Pavilion
 11. Desert Hills Yoga Studio
 12. Desert Hills Locker Room / Steam Room
 13. Santa Rita Springs Fitness Expansion
- Fiscal Affairs Committee Recommended 2024 Capital Budget for \$3,623,773 which includes Maintenance Repair & Replacement Capital Projects, Initiatives Capital Improvement, and Non-Reserve Capital Projects

4. Adjournment:

MOTION: Director Hillyer moved, Director Carden seconded to adjourn the meeting at 4pm.

Passed: unanimous