



MINUTES

BOARD OF DIRECTORS MEETING

Wednesday, November 15, 2023 - 2pm

West Center Auditorium / Zoom

Directors: 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, Beth Dingman, Steve Gilbert, Bev Lawless, Richard Sutherland, Scott Somers (non-voting)

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

Visitors: 26

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

2. Amend/Adopt Agenda

MOTION: Director Bachelor moved, Director Gilbert seconded to combine Action Item A.1 and A.2 to be approved as originally intended, as approved by the Annual Budget including the Capital Budget Plan, with all fees as recommended by the Planning and Evaluation and the Fiscal Affairs Committee.

Failed: 4 yes (Bachelor, Gilbert, Lawless, Sutherland) / 7 no / 1 abstain (Dingman)

MOTION: Director Crothers moved, Director Blake seconded to adopt the Agenda as presented.

Passed: 11 yes / 1 abstain (Lawless)

3. President Report

Thanked people in the audience for coming to the meeting. Thanked the Committees for the work they have done over the last month on the budget. Thanked staff, and especially David Webster and Scott Somers, for all the hours put into making this budget straightforward.

4. CEO Report

- Glass Arts Space: major construction completed and planning a December 29 Grand Opening.
- Del Sol Clubhouse and parking lot: Del Sol Clubhouse project is in the preconstruction phase. The architectural drawings were approved by Pima County. Issuance of the building permit is expected this week. If the contract is approved today, construction could begin as early as December. Staff are working on moving forward on the café area with limited kitchen space.

- Canoa Hills Center: still closed for remodeling, general contractor estimating end of November completion for installation of tile in the locker rooms and restrooms. After completion of all the work, the Center will be open at the end of the year.
- West Center: Architects have been working on concept plans with the Lapidary Club. The cost estimation on any expansion is underway and will be brought back to the Board for review. Timeline for West Center may be the beginning of next year.
- West Center Woodshop: vacuum construction is completed and the Woodshop is open.
- Desert Hills Auditorium Sound: attempts are in process to mitigate noise in the auditorium, but more needs to be done and solutions are being sought.

5. Member Comments: 6 members with topics regarding: parallel stretching bars at Desert Hills; noise level at Desert Hills; Arts and Crafts Festival logistics; encouraged upkeep of the facilities and raise dues if needed; praise for GVR staff; encouragement for upgrading the Ceramics Kiln Room; and importance of raising dues.

6. Committee Reports – All reports received and placed on file.

- A. Audit
- B. Board Affairs
- C. Fiscal Affairs
- D. Investments
- E. Nominations & Elections
- F. Planning & Evaluation

7. Consent Agenda

MOTION: Director Dingman moved, Director Sutherland seconded to approve Consent Agenda.

Passed: unanimous

- A. Minutes:
 - BOD Regular Meeting Minutes: October 25, 2023

8. Action Items

A. Approve Annual Budget and All Fees

1) Operating Budget with Recommended Fee Schedule

CEO Scott Somers reviewed the Operating and Expense Budget with the FAC recommended fee schedule.

MOTION: Director Bachelor moved, Director Carden seconded to adopt the Operating Budget with the Recommended Fee Schedule as presented.

MOTION TO AMEND: Director Crothers moved, Director Carden seconded to remove all references to the café which includes three head counts (FTE) for nine months at \$101,400, \$50,000 line item, and \$25,000 revenue. That is a total of \$126,400 removed out of the budget.

Failed: 6 yes / 6 no (Bachelor, Dingman, Gilbert, Lawless, Magliola, Sutherland)

MOTION TO AMEND: Director Garneau moved, Director Hillyer seconded to adopt a budget and new fee schedule as is but do not approve the café at this time or anything in the café area until the research is done.

Passed: 8 yes / 4 no (Bachelor, Dingman, Gilbert, Lawless)

AMENDED MOTION PASSED: 9 yes / 2 no (Austin, Hillyer) Director Blake was out of the room for the vote.

Amended Motion: Adopt the Operating Budget with the Recommended Fee Schedule as presented, but do not approve the café at this time or anything in the café area until the research is done.

2) Capital Plan (2024-2028) and Capital Budget (2024)

CEO Scott Somers reviewed the Capital Budget for 2024 and the Capital Plan for 2024 – 2028. Highlights included from Page 51 in the Meeting Book:

- The \$181,177 under Del Sol Clubhouse is the difference between the contract of \$1.2 million and the additional dollars needed outside of the contract. The actual contract would be awarded for \$1.08 million.
- Facility Director David Jund explained the \$1.2 million is a placeholder for 2024 for Del Sol Clubhouse, but GVR is waiting for construction documents to identify the cost. The 2023 budget for the Clubhouse was roughly \$800,000 towards completing the upper floor to be used as a social area, café and restrooms to ADA standards. The 2024 budget for Del Sol Clubhouse of \$1.2 million is for the lower level to be built out, two restrooms added to the lower level, some parking lot work, and an inside staircase between the upper and lower floors. There is money in this budget for a poker room on the upper level, but unsure it will move forward.
- Michaela Osborn, GVR Project Manager, stated GVR can hold the contingency for the Del Sol Clubhouse.
- Discussion was held on the West Center Lapidary, Woodshop, Artisan Expansion budget numbers. This project budget is \$2 million and will need to go to the members for approval. It is anticipated that the \$2 million would be spent over a two-year period. Consensus of the Board was to budget for \$100,000 for 2024 for architectural drawings and construction documents and include the \$2 million in 2025.
- Desert Hills Kiln Room is budgeted for \$90,000 in 2024 to bring it up to code. It does not qualify for Maintenance Repair and Replacement (MRR) due to all new components.
- Canoa Hills Gym conversion is budgeted in 2024 for \$180,000.

MOTION: Director Crothers moved to move the Canoa Hills Gym Conversion out of the 2024 budget to take time to understand the full plan. There was no second – did not move forward.

- West Center Lobby Improvement is in the 2024 budget for \$150,000.

MOTION: Director Carden moved, Director Crothers seconded to remove the security cameras from the Capital Project list.

Passed: 8 yes / 3 no (Bachelor, Dingman, Gilbert) / 1 abstain (Sutherland)

- Lazy River is in the Capital Plan for 2026-2028.
- Las Campanas Fitness Center expansion is in the Capital Plan budget for 2027-2028.
- East Center Outdoor Pavilion does not currently have a dollar amount or a timeline.
- Desert Hills Yoga Studio does not currently have a dollar amount or a timeline.

- Metal Shop facility does not currently have a dollar amount or a timeline.
- Desert Hills Locker Rooms Renovation and Steam Room can partly be paid for by the MRR, approximately \$50,000. This project is in the 2024 Capital Plan budget.

MOTION: Director Garneau moved, Director Crothers seconded to take off the Desert Hills Locker Rooms and Steam Room from the 2024 budget.

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

MOTION: Director Garneau moved, to move the Desert Hills Locker Rooms and Steam Room to 2025 budget. This motion did not move forward – no second.

- Del Sol Clubhouse additional funds of \$181,177 can be taken out of the budget if GVR holds the contingency.
- With the changes discussed for the 2024 Capital Budget it is changed from \$2,171,177 to \$965,000

MOTION: Director Blake moved, Director Carden seconded to accept the Capital Budget and the Capital Plan.

Passed: 11 yes / 1 no (Crothers)

- B. Award of Contract for Del Sol Clubhouse and Approve Additional Funds outside the Contract

MOTION: Director Sutherland moved, Director Gilbert seconded to move all the Billiards (from East Center, West Center, and Desert Hills) to Del Sol Clubhouse lower level.

Failed: 3 yes (Garneau, Gilbert, Sutherland) / 9 no

MOTION: Director Hillyer moved, Director Crothers seconded to adjourn the meeting.

Failed: 4 yes (Austin, Carden, Crothers, Hillyer) / 8 no

MOTION: Director Gilbert moved, Director Blake seconded to award the Del Sol Clubhouse contract for \$1,083,943.

Passed: 8 yes / 4 no (Austin, Carden, Crothers, Hillyer)

9. Member Comments - (Limited to two (2) minutes)

10. Adjournment

MOTION: Director Hillyer moved, Director Crothers seconded to adjourn the Regular Meeting at 6:04pm.

Passed: unanimous