

Guest Card Privileges (Previously Exhibit B)

Lifecare Compliance

On August 28, 2018, Board Affairs presented a proposal the Board of Directors voted to return five proposals to Wendy Ehrlich for legal review. In August, 2017, the GVR Board of Directors approved resolutions to amend Section II of the CPM to allow Life Care Members to have their guests use GVR facilities. These changes to the CPM are inconsistent with, and in violation of, the GVR Bylaws.

SECTION II – MEMBERSHIP SUBSECTION 2. GENERAL

B. Guest Policy (updated 8/29/2017)

1. Guest privileges are intended for temporary visitors of a Regular Member, Assigned Member, Tenant, or ~~Life Care User~~ **CRCF Resident** of GVR who live outside a twenty (20) mile radius of established GVR Boundaries. In general, guest cards are provided for visitors who are staying in a GVR household with the member or who are staying in a local commercial hotel as a guest of the member.
2. Anyone residing **in** a non-GVR property within the jurisdiction of the corporation is not an eligible guest.
3. GVR Members, **Assigned Members or CRCF Residents** may purchase an Annual Guest Card for a fee determined by the Board of Directors. GVR members, **Assigned Members, CRCF Residents or Tenants** may also purchase daily guest cards for an additional fee. Limit one (1) Annual Guest Card per household. The Annual Guest Card allows for an unlimited number of guests and guest visits. Daily Guest passes allow for unlimited number of guests on specific days only.
4. GVR Members who own more than one GVR property may purchase an Annual Guest Card only for the property in which they reside.
5. No more than one (1) Annual Guest Card may be purchased by an individual(s) owning GVR properties regardless of the number of properties owned.
6. Annual Guest Cards may not be purchased for properties which are tenant occupied. Tenants may purchase Daily Guest passes for a fee determined by the Board of Directors.
7. Annual Guest Cards are valid through the end of the calendar year (December 31). Annual Guest Card fees are not prorated.
8. Adult guests 18 years of age and older are required to have a valid **annual** guest card **or daily guest pass** when visiting GVR facilities. Multiple guests visiting the same facility may use the same Annual Guest Card.
9. Guests under the age of 18 do not require **annual** guest cards **or daily guest passes** and must be accompanied by a GVR-issued card-carrying adult.
10. Replacement of a lost or damaged Annual Guest Card must be obtained at a GVR Member Services office. The fee for replacement cards is determined by the Board of Directors. Lost cards will be deactivated to prevent future use of the card. Damaged cards must be returned to a GVR Member Services office before a replacement card will be issued.
11. **For a fee determined by the Board of Directors**, tenants with guests may purchase a ~~day~~ **Daily Guest** pass for each guest over the age of 18.
12. Guest cards are required for all general facility use and club activities. However, guest cards are not required for ticketed GVR events where guests pay a higher ticket price than the member price.
13. At management's discretion, guest usage of GVR facilities may be limited to non primetime hours. Signage will be added to all facility gates reminding individuals that each person must swipe (or 'tap' for proximity cards) a GVR-issued ID Card. In addition, members and guests who abuse GVR ID card privileges may be subject to ~~sanctions and penalties up to and including fines and/or loss of~~

privileges, as determined by the Board of Directors. ~~Rules governing board authorized sanctions and penalties will be publicized to the general membership.~~

14. GVR stopped issuing Annual Guest Cards on a complimentary basis to new Single Member Households on March 1, 2016. Annual Guest cards offered on a complimentary basis to Single Member Households prior to March 1, 2016 (whereby the GVR member property remains a single member household) will continue to be issued, provided that the affected GVR Member formally requests a Single Member Annual Guest Card each year. The formal request may be made any time during a calendar year and for each subsequent calendar year. Failure to request a card during a calendar year will result in forfeiture of the Single Member Annual Guest Card privilege for the GVR member. Cards are specific to a GVR member property and are not transferable to a new owner of the property.

~~15. Life Care Privilege Life Care Users may purchase Annual Guest Cards and Daily Guest Passes following the same guidelines established for guests of any GVR Member.~~

C. Life Care Privilege (updated 8/29/17)

1. Life Care Users are former GVR members in good standing who currently reside in a life care facility in the Greater Green Valley area and have requested, for a fee, to have GVR privileges extended to them.
2. The former GVR member of a membership property must make an annual application in the Membership Office.
3. An individual annual fee will be charged at a rate determined by the Board, either for the full year or prorated as required. This fee is non-refundable.
4. A "Life Care Facility" is defined as a continuing care retirement community, assisted living community, as well as those communities defined in the Arizona State Statutes regarding Life Care Contracts.
5. A distinctive identification card will be issued by GVR, which will permit the individual to use GVR facilities, register for programs and attend club functions.
6. Along with the following limitations, Life Care Users are subject to the same rules and regulations as all GVR Members.
7. Life Care Users are subject to the following:
 - a) May not serve on the Board of Directors
 - b) May not vote for any governance issues.
 - ~~c) Life Care Users may purchase guest cards following the same guidelines established for guests of any GVR Member.~~

Legal counsel's paraphrased request:

B: Lines 1 & 3 Add CRCF Resident. Remove Life Care User (Bylaws do not provide for guests of Life Care Members (see Art. II, Sec. 3(vi)).

Line 2 "Tenants" should be added to the second sentence. They may buy daily guest cards (see Bylaws and (B)(11)).

Bylaws

ARTICLE II — MEMBERSHIP PROPERTY AND MEMBERS

Section 3: Definitions

B. Assigned Member is an individual who occupies a GVR Property without paying rent and has been assigned the right to use GVR's facilities by the GVR Member owning such GVR Property, pursuant to Article II, Section 2.

C. Tenant is an individual who leases and pays rent for the use of a GVR Property from a GVR member and may not be an Assigned Member.

D. Commercial Residential/Care Facility (CRCF) is a commercial property that leases residential units and/or provides its residents with care related services.

E. Commercial Residential/Care Facility Resident (CRFC Resident) is a resident of a Commercial Residential/Care Facility.

F. Guest is a temporary visitor of a GVR Member, Assigned Member, CRCF Residents, or Tenant who lives more than twenty (20) miles outside GVR's Corporate Jurisdiction.

I. Life Care Member is a former GVR Member residing in a residential care facility in the greater Green Valley area who has been extended privileges to use GVR facilities by the Board of Directors.

Bylaws Section 4: Use of Facilities

A. Member Privileges

3. GVR Members, Assigned Members, CRCF Residents and Tenants may have Guests use all GVR facilities subject to the then current rules, regulations, and fees established by the Board of Directors.

B. Life Care Privileges - Life Care Members shall be entitled to use GVR facilities in accordance with policies established by the Board of Directors.

Motion: I move that the above proposed changes to Section II, Subsection 2 of the Corporate Policy Manual, including legal counsel's request, be approved by the Board.