



**GVR Mission Statement:** *"To provide recreational, social and leisure education opportunities that enhance the quality of our members' lives."*

## **MINUTES**

### **Planning & Evaluation Committee Regular Meeting**

Thursday, September 24, 2020  
1:30pm MST – Teleconference

**Committee Approved – October 13, 2020**

**Attendees:** Randall Howard (Chair), Kristin Bean, Marcia Campbell, Jack Howard (left at 2:36pm), Carol Lambert, Jim Maxwell (arrived at 2:46pm), Art Mournian, Roger Myers, Phillip Silvers, Stewart Tagg, Paula Welch (arrived 1:49pm-left 3:20pm), Diane West, Jen Morningstar (Interim CEO), Don Weaver (ex officio), David Jund (Liaison, Facilities Director), Melanie Stephenson (Project Manager), Kris Zubicki (Recreation Services Director)

**Guest Panelists:** Aquatics Subcommittee members: Theodore Boyett, Joannie Eastridge, Joyce Finkelstein, and Lynn Janklow; Mike Zelenak (GVR Board Director)

**Visitors:** 21

**1. Call to Order/Roll Call:** Chair Howard called the meeting to order at 1:30pm MST. Roll was called and a quorum established.

#### **2. Approval of the Minutes of August 13, 2020**

**MOTION: C. Lambert/seconded. Approve the minutes of August 13, 2020 as presented.**

**Passed: Yes – 9, Abstain – 1 (Myers)**

#### **3. West Center Social Gathering/Coffee Shop – Carol Lambert (note: order of agenda changed)**

C. Lambert presented on plans for a social gathering site at West Center (WC). The Board of Directors originally approved \$10,000 for a pilot program to begin this year but the project was put on hold due to the pandemic. Recommendation presented is use of the east courtyard with portable furniture. S. Tagg noted that the dust extractor for the Wood Shop makes loud noise in that area which may be a problem. C. Lambert will go to listen to see if it is a problem. She will also look at the Las Campanas patio as a possible site. Further discussion and/or action was tabled on this item until the next meeting following her investigation.

**4. East Center Social Gathering/Coffee Shop – Presentation by Mike Zelenak and Christine Gallegos (C. Gallegos was not in attendance)**

M. Zelenak presented a recommendation for a social gathering/coffee shop site in place of the East Center (EC) Pool. Discussion followed. R. Myers noted that the WSM Study of the EC Pool is really needed as a determining factor for pool replacement or consideration of the site for another use. R. Howard noted that any building on this site would require additional parking area for which there is no room. M. Zelenak agreed that the study from WSM is really needed for determining the best use of the site.

**5. East Center Pool Replacement Presentation – Aquatics Subcommittee**

Members of the Aquatics Subcommittee presented their study for replacement of the EC pool. Discussion followed their presentation. R. Myers reiterated his feeling that the WSM study needs to be done and added that the legal opinion needs to be addressed as to whether or not GVR is obligated to replace the pool or if there is a choice for usage of the space. Chair of Aquatics K. Bean, noted that two new ideas were presented for either a therapy pool or a resistance pool.

It was recommended that Aquatics take their presentation to the BOD. President Weaver said that they could schedule for them to present at the BOD's October 14 work session.

**MOTION: M. Campbell/seconded. Request that the Board of Directors invite the Aquatics Subcommittee to present at one of their work sessions.  
Passed: unanimously.**

**6. Fitness Expansion Update – Roger Myers**

This presentation postponed until the next regular meeting.

**7. Facilities Expansion**

**a) Canoa Hills Clubhouse (CHCH)**

Chair Howard stated WSM and a Division II Contractor have walked the CHCH space. A budget estimate was given by WSM of a total project cost of approximately \$1,490,386. He noted this project would take approximately 2 years to complete and said that all major questions have been answered satisfactorily. There is a purchasing strategy currently in the works which involves the GVR Foundation. An executive session of the BOD would be needed to discuss financials to prevent disclosure of information too early. Interim CEO Morningstar noted that the BOD shouldn't be negotiating purchases, something that should be done through the CEO. Committee agreed.

**MOTION: R. Howard/seconded. Recommend to the GVR Board of Directors Interim CEO Jen Morningstar, BOD President Don Weaver, Director and P&E Committee Chair Randy Howard, and Facilities Director David Jund to proceed with negotiations to purchase the existing Canoa Hills Clubhouse building and parking lot at a price not to exceed \$700,000.  
Passed: unanimously.**

**b) Update on CHCH build out budget estimates – David Jund – discussed above**

**c) Update on Clay Studio – David Jund** – not addressed

**d) Update on New Proposal for Preliminary Design – Wood Shop – David Jund** – not addressed

Chair Howard spoke in regard to a meeting he had with Finance. Because of the EC Pool and the CHCH acquisition and the approximate costs of pending projects, anticipated expenditures are too high to be covered over the next couple of years. Club expansions will have to be moved out until at least 2023. The 5-year plan which he has developed will have to be completely reworked because of the scope of projects currently under consideration. Following discussion, Chair Howard stated that he will rework and update the current Capital Project Plan and distribute to Committee members for their review as soon as possible.

**8. Member Comments** – Comments were reviewed during the meeting.

**9. Adjournment**

**MOTION: R. Myers/seconded. Adjourn the meeting at 3:52pm MST.  
Passed: unanimously.**