



## **AGENDA**

**Planning & Evaluation Committee**  
**Tuesday, September 26, 2023**  
**2:00pm – 3:30pm MST**  
**West Center-Rm 2 / Zoom**

GVR's Mission Statement: "To provide excellent facilities and services that create opportunities for recreation, social activities, and leisure education to enhance the quality of our members' lives."

**Committee:** Kathi Bachelor (Chair), Beth Dingman, Christine Gallegos, Ed Knop, Robert Quast, Lanny Smith, Kathy Zollinger, Marge Garneau (ex officio), Scott Somers (CEO), David Jund (Facilities Director/Liaison)

### **Agenda Topic**

1. **Call to Order / Roll Call - Establish Quorum**
2. **Approve Meeting Minutes:** August 10, 2023
3. **Chair Comments**
4. **Staff Reports**
  - a. Projects In-progress update
5. **Business**
  - a. Review the 5-year Capital Plan for recommendation to the Board
6. **Member Comments**
7. **Adjournment**

**Next Meeting:** Thursday, November 9, 2023, 1:30-3:00pm, WC-Rm 2/Zoom



## MINUTES

**Planning & Evaluation Committee**  
**Thursday, August 10, 2023**  
**1:30pm – 3:00pm MST**  
**West Center Room 2 / Zoom**

**Committee:** Kathi Bachelor (Chair), Beth Dingman, Christine Gallegos, Ed Knop, Robert Quast, Lanny Smith, Tony Zabicki, Kathy Zollinger, Marge Garneau (ex officio), Scott Somers (CEO), David Jund (Facilities Director/Liaison)

Absent: Robert Quast

### **Agenda Topic**

1. **Call to Order / Roll Call - Establish Quorum**  
Chair Bachelor called the meeting to order at 1:30pm MST. Roll called; quorum established.
2. Approve May 11, 2023, Meeting Minutes  
**No objections to adoption. Adopted.**
3. **Chair Comments**  
Chair Bachelor reviewed the Committee packets
4. **Staff Reports**
  - a. Jund reviewed status of projects in progress.
  - b. Jund provided update on the West Center Expansion Project.
  - c. Somers reviewed the draft GVR Capital Improvement Project Policy and Process.
5. **Business**  
Review of the draft Committee Charge red line.
6. **Member Comments: no comments**
7. **Adjournment**  
**No objections to adjourn. Meeting adjourned at 2:06pm MST**

**Next Meeting:** Thursday, September 14, 2023, 1:30-3:00pm, WC-Rm 2/Zoom

**GVR**  
**8/17/2023**  
**Cash Funding Projections**

All Amounts Are **Projections**

Initiatives	Maj Proj to date	2023	2024	2025	2026	2027	2028
Beginning Balance	\$	2,576,557	\$ 1,053,882	\$ 409,395	\$ 576,820	\$ 619,891	\$ 436,803
Funding From Operations Revenue	\$	643,584	\$ 626,088	\$ 635,987	\$ 664,930	\$ 646,325	\$ 643,383
Additional GVR Funding (Surplus)	\$	428,596	\$ 50,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000
Transfer to Operations	\$	(90,827)					
Loan Payments							
Net Investment Earnings	\$	136,669	\$ 61,487	\$ 42,438	\$ 53,050	\$ 55,021	\$ 44,253
Projects:							
2nd Pmt DH Fitness Equipment	\$	(75,404)					
ABS Restrooms						\$ (123,433)	
Canoa Hill Conversion Gym			\$ (180,000)				
Canoa Hill Parking Lot Note	\$	(11,000)	\$ (11,000)	\$ (11,000)	\$ (11,000)	\$ (11,000)	\$ (11,000)
DH Expand Ceramics kiln room			\$ (90,000)				
Del Sol Club House (\$1.2M)	\$ (553,938)	\$ (753,938)	\$ (446,062)				
DH Dedicated Yoga studio			\$ (30,000)				
DH Fitness Expansion (\$891,233)	\$ (843,542)	\$ (843,542)					
DH Locker Room Improvement			\$ (400,000)				
LC Fitness Room Expansion						\$ (250,000)	\$ (250,000)
LC Third Tennis Courts					\$ (163,910)		
Security System	\$	(50,000)					
SRS Glass Arts (\$820,813)	\$ (555,164)	\$ (820,813)					
SRS Photograpy Club wall (\$36,000)	\$	(36,000)					
SRS Fitness Expansion (Architect)			\$ (25,000)				
WC Lazy River (\$1.5M)						\$ (750,000)	\$ (750,000)
West Center Improvement	\$	(50,000)	\$ (200,000)				
WC Lapidary, Woodworking, Artisans				\$ (750,000)	\$ (750,000)		
Ending Balance	\$	1,053,882	\$ 409,395	\$ 576,820	\$ 619,891	\$ 436,803	\$ 363,439
<b>Maintenance Repair &amp; Replacement</b>							
Beginning Balance	\$	7,043,208	\$ 7,354,990	\$ 6,992,815	\$ 7,497,406	\$ 7,805,828	\$ 8,662,440
Annual Funding (per Reserve Study)	\$	1,179,940	\$ 1,320,420	\$ 1,426,054	\$ 1,540,138	\$ 1,540,138	\$ 1,540,138
Additional Funding							
Net Investment Earnings (actual IPS rate)	\$	534,546	\$ 672,884	\$ 606,773	\$ 667,119	\$ 352,324	\$ 566,729
Projects:							
Per Reserve Study	\$	(1,402,704)	\$ (2,355,479)	\$ (1,528,237)	\$ (1,898,835)	\$ (1,035,850)	\$ (1,035,850)
Ending Balance	\$	7,354,990	\$ 6,992,815	\$ 7,497,406	\$ 7,805,828	\$ 8,662,440	\$ 9,733,457
<b>MRR Part B - Pools and Spas</b>							
Beginning Balance	\$	576,962	\$ 726,533	\$ 1,090,525	\$ 1,491,834	\$ 71,937	\$ 448,432
Funding	\$	289,405	\$ 303,875	\$ 319,069	\$ 335,022	\$ 351,774	\$ 351,774
Additional Funding (2022 Surplus allocation)	\$	-					
Net Investment Earnings	\$	49,671	\$ 60,117	\$ 82,240	\$ 106,584	\$ 24,721	\$ 46,686
East Center Pool	\$	(189,505)					
Casa Paloma 1 (or other pool)					\$ (1,861,503)		
Ending Balance	\$	726,533	\$ 1,090,525	\$ 1,491,834	\$ 71,937	\$ 448,432	\$ 846,892
<b>Subtotal Capital Projects Reserves</b>	\$	9,135,405	\$ 8,492,735	\$ 9,566,060	\$ 8,497,656	\$ 9,547,675	\$ 10,943,788
<b>Emergency</b>							
Beginning Balance	\$	490,701	\$ 526,891	\$ 562,514	\$ 590,514	\$ 620,514	\$ 651,514
Annual Funding	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer to Initiative							
Net Investment Earnings	\$	36,190	\$ 35,623	\$ 28,000	\$ 30,000	\$ 31,000	\$ 33,000
Projects:							
East Center (2019)							
Ending Balance	\$	526,891	\$ 562,514	\$ 590,514	\$ 620,514	\$ 651,514	\$ 684,514
<b>Total Board Designated Funds</b>	\$	9,662,296	\$ 9,055,249	\$ 10,156,574	\$ 9,118,170	\$ 10,199,189	\$ 11,628,303



## 2024 Non-Reserve Capital Projects

**Amount**

Shade Structure for Canoa Ranch pool equipment	\$ 16,000
Deck shade structures for CP1 and Abrego South	\$ 26,000
Accessibility Initiatives	\$ 50,000
Pickleball Fencing	\$ 35,000
<b>Total</b>	<b>\$ 127,000</b>