



## **AGENDA**

**Planning & Evaluation Committee**  
**Thursday, November 9, 2023**  
**1:30pm 3pm 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:** October 9, 2023
3. **Chair Comments**
4. **Staff Reports**
  - a. Projects In-Progress Update
5. **Business**
  - a. Crother's email to the Board and Staff: Capital Budget
6. **Member Comments**
7. **Adjournment**

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



## MINUTES

### Planning & Evaluation Committee

Monday, October 9, 2023

1:00pm – 4:00pm MST

West Center Room 2 / Zoom

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

Absent: Beth Dingman, Lanny Smith

### Agenda Topic

1. **Call to Order / Roll Call - Establish Quorum**  
Chair Bachelor called the meeting to order at 1:00pm MST. Roll called; quorum established.
2. **MOTION: Bachelor moved / Quast seconded to amend the agenda to include and approve the meeting minutes from September 26, 2023. Passes: 4 yes/ 1 abstention (Zollinger)**
3. **Chair Comments**
4. **Capital Improvement Project Development**
  - a. Summary of Board-approved projects underway
  - b. Brainstorming exercise to identify potential projects over a five-year period
  - c. Prioritization of potential projects
  - d. Development of a five-year capital improvement plan recommendation to the Board for consideration and to the FAC to develop funding recommendations for Board consideration.

**MOTION: Gallegos moved / Bachelor seconded to amend the previous motion of September 26, 2023, and substitute the following motion, which is: The Committee prioritized various projects into a list of 1 through 13.**

1. Finish Del Sol Clubhouse
2. West Center Expansion – Lapidary, Woodshop, Artisans'
3. Ceramics Kiln Room Upgrades
5. West Center Improvements – Member Services Center & Membership (Tied vote)
5. Canoa Hills Gymnasium (Tied vote)
6. Additional Security Cameras
7. Lazy River
8. Permanent Metal Workers space

- 10. Las Campanas Fitness Center Expansion (Tied vote)
- 10. Outdoor Pavilion at East Center (Tied vote)
- 11. Desert Hills Yoga Studio
- 13. Desert Hills Locker Room Expansion (Tied vote)
- 13. Santa Rita Springs Fitness Room Expansion (Tied vote)

**Staff is to, based on the priorities, populate the 5-year Capital Plan recommendation to the Board for consideration.  
Passed: unanimous**

5. **Member Comments:** No comments

6. **Adjournment**  
**No objections to adjourn. Meeting adjourned at 3:31pm MST**

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

DRAFT

**From:** Carol Crothers <[CCrothers@gvrec.org](mailto:CCrothers@gvrec.org)>

**Sent:** Wednesday, October 18, 2023 7:46 PM

**To:** GVR Board <[gvrboard@gvrec.org](mailto:gvrboard@gvrec.org)>; David Webster <[DavidW@gvrec.org](mailto:DavidW@gvrec.org)>; Howey Murray <[HoweyM@gvrec.org](mailto:HoweyM@gvrec.org)>

**Subject:** Capital Budget

Every year it always seems like we short change the discussion of the capital budget. Scott told the P&E committee that the capital budget is the Board's budget, not the administration's budget. Is this how and when you would spend your neighbor's money if you were responsible for setting the budget and spending the money?

Personally, I need more data before I'm ready to commit to several of these large expenditures. Without data I have to operate on gut feel and what I've learned from visiting centers and talking to members.

We don't have to spend all our initiative money each year just because it is there. We were able to do four large projects because we saved our money and received good returns on our savings. Let's get our existing projects done and start saving again before approving more large projects, especially those who haven't even been under consideration before now. Our members get very upset when their centers are closed for extended periods of time or when new projects cause unintended consequences such as making the DH auditorium almost unusable because of the noise coming from the newly designed fitness area.

We established criteria and \$100K in the budget to fund club and other smaller projects. We have given administration the authority to pick the projects and just let us know what they have decided. Why aren't the yoga studio and the infra-red sauna the kind of projects that should compete for this funding?

I recommend that we split the operating budget from the capital budget and vote on each one separately. When we get to the capital budget, I recommend line-item approval. Every line item is large and should show the commitment of individual board members.

Here is how I would vote on each item unless I get more data that changes my mind. This is the vote to put the item in the budget for 2024. Keeping it on the long range plan is a different consideration

1. DH locker room and steam room. NO to the budget, maybe for the long range plan.  
Rationale
  - a. We don't know how busy the fitness room will get and/or how big the locker rooms should be. Looking at the data so far (you can find fitness center usage data on the website under recreation) the busiest hour shows only 19 people at DH and that probably includes people in the extra

classroom. (Note: I don't believe any of the other fitness centers also show class room usage)

- b. Looking back at February 2023 data at Las Campanas (the busiest center at the busiest time of the year) the average for the busiest time (5:30-7) was only 21 people. Today, the locker room is capable of supporting that many people over the hour and a half time period.
  - c. There is no question that the DH locker rooms need updating. That is why we have \$145K in the MR&R fund to do just that. But, should we spend that money before we get a good understanding of what expansion might be needed?
  - d. Steam room???? To me that is an old school, going out of style feature. I've been a member of many gyms as I've lived around the country and none of them had a steam room. We already have a sauna that provides moist heat at DH. How much usage does the sauna get? Didn't we recently update it?
  - e. I want to see the total plan for Desert Hills before spending any more money there or disrupting our members again. A total remodel of the locker rooms would probably close down the pool and maybe even the fitness center again. Haven't we inconvenienced the DH users enough for a while?
  - f. The P&E committee rated this as one of their lowest priority items
2. West Center remodeling to accommodate more staff. NO
    - a. The artisan shop has been asking for more space, especially in the lobby area, for years -- why take away potential member space before we understand what a major remodeling of West Center might offer. If the major remodel is too expensive, maybe the artisans could move or expand into the lobby area.
    - b. We have been reducing staff and we have oversize offices in the administration building. Scott says the customer service reps in the major centers are not very busy. Maybe one more person in the ticket office or sharing an office in the admin building could handle the load. We already schedule extra space during the very busy times like when tenants arrive or class scheduling begins.
    - c. The administration building used to be called the member services building. I think that is a more appropriate name for a service organization like ours. It is already set up with a lobby and receptionist. Let's maximize its use.
3. Ceramics kiln room. Maybe.
    - a. I'd like to see how we can maximize the overall space usage for the Ceramics club, not just remodel the kiln room. Also, I'd like to see what we could/would do if we gave ceramics the vacated lapidary space. I want to avoid piecemeal efforts unless they fit into an overall plan.
4. Canoa Hills gym. Maybe
    - a. The major driver for this seems to be the walking track. Has anyone measured the length of a potential track and whether it is even practical in this limited space?

- b. What is the impact on the dance groups and others that use the space now?
- 5. Security Cameras. No until we see the results of the initial project
- 6. Yoga Studio and Infrared Sauna No in the Initiatives budget. Could be part of the \$100K small projects budget. Staff decision.
- 7. Woodworking/lapidary/artisan and maybe metal arts expansion. Yes to spending enough money to understand what is possible and what it would probably cost. If we can get it approved by the members and can begin construction in 2024, we could add it to the budget at that time.

As P&E recommends, the other items could become projects in the long range plan.

This leaves very few capital items in the Initiatives budget for 2024. That is good news for our members. Maybe we can get existing items finished and do a more thorough job planning for future projects. Also, maybe we can get all our MR&R projects finished in a timelier fashion and keep our centers open for our members.

From the standpoint of being fiscally responsible, we can build back up our reserves during a time of uncertainty. We also give our staff time to do a comprehensive plan for all our facilities and we can gather more data on usage and the changing needs/desires of our members.

Remember, if there is money in the bank (in the Initiatives Reserve), we can always vote to spend some of that money in 2024 if the opportunity arises and it makes sense for our members. It is much harder to back off if a project that is already in the budget.

How do we proceed? I'd be very interested in seeing more data on any of the projects and understanding others' perspectives on each of them.

Marge, I'd like to put a motion on the Board meeting agenda that we approve the operating budget and the capital budget separately and that we do a line-item approval of all the items on the capital budget. It is probably too late to get this on the October agenda, but it could be the first item before we vote on the budget in November. Carol

8.

