



**DRAFT MINUTES OF THE  
GVR PICKLEBALL CLUB BOARD OF DIRECTORS MEETING**

Thursday, January 16, 2025 – 4-6pm  
West Center Auditorium, Room 2

**1. Call to Order (President)** 4:00pm by Jeff Washburn

**2. Roll Call (Secretary)** Jeff Washburn, President; Janet Reynolds, Vice-President; Nina Campfield, Treasurer; Mary Wright, Wes Elder and Greg Wright, Members at Large; Maribeth Kwasneski, Secretary; Patrick Furumoto, Past President - excused

**3. Approval of the Agenda (President)**

a. Motion to add Tournament Action Items to the agenda:

The net amount of funds raised in the tournament to be earmarked for future sunscreen canopy over walkway between courts 1-4 and 5-12 at the Pickleball Center. Motion by Campfield; second by M. Wright; approved unanimously

b. Request by Campfield to add item to the agenda for the Court Expansion Project to hire attorney to review MOU draft; motion by Campfield; second by M. Wright

**4. Approval of the [12/19/2024 Meeting Minutes](#) (Secretary)** – Motion by Washburn; second by Campfield; approved unanimously

**5. Approval of the Treasurer’s Report (Treasurer) (See Addendum 1)** – Motion by Campfield; second by G. Wright; approved unanimously. **Discussion:** 2024 Actual Results reflect Expenses greater than Revenues by \$3910, compared to a Budgeted Revenue greater than expenses of \$250. The actual \$3,910 shortfall was due primarily to unbudgeted Pickleball Plus porting expenses of \$4,985.

**6. Announcements:**

a) Jay Salerno Member at Large – Washburn **Discussion:** Salerno submitted his resignation from the Board effective January 2, 2025; Washburn thanked him for his service to the club

b) Greg Wright Member at Large – **Discussion:** Washburn indicated G. Wright was nominated and approved via unanimous consent on January 6, 2025 to serve the remainder of Salerno’s term as Member at Large which ends on March 31, 2026.

c) Club Showcase January 31<sup>st</sup>– M. Wright **Discussion:** Washburn thanked M. Wright for coordinating the showcase table and demo at Las Campanas this year

d) Dance & Dine February 1<sup>st</sup>– M. Wright **Discussion:** M. Wright indicated caterer will be Santa Cruz Catering Company and can offer special dietary meals as needed. Will need to change deadline hoping more members will sign up; Washburn to send email to generate more interest

e) Byrd Penny Clinic – February 10-13 – Hammerle **Discussion:** Hammerle announced there are still a few openings in the 3.0 and 4.5 levels. May need to merge some wait list 3.5 players into the 3.0 class on Monday.

f) New electronic schedule display monitor at EC – **Discussion:** Washburn thanked Salerno, Bielke and GVR staff for the new EC monitor. Reminded group about using the weather center temp on the website.

g) CR and EC display cases updated – **Discussion:** Washburn thanked G. Wright and M. Wright for cleaning up the cases and making sure the January calendars were posted at EC and CR.

- h) Election coming up in March – BOD will form a nominating committee (typically 3 members: BOD member and 2 other club members). Positions- Vice President, Treasurer, two Members at Large **Discussion:** Nominating Committee Chair TBD. Need up to three club members total to serve on committee (all do not have to be board members). Candidates are not required to be full-time Green Valley residents.
- i) Fundraising **Discussion:** Washburn indicated need to activate fundraising committee and activities in order to help fund projects that may not be funded by GVR.

#### 7. Old Business:

Court Expansion proposal update – Washburn – pending - see new business item a) b) Motion to purchase [Roller / Broom storage cabinet](#) update – Washburn **Discussion:** purchase was approved at December BOD meeting contingent on GVR allowing placement. Placement has been approved by GVR. Elder to coordinate with Wright and Washburn on purchase and installation.

#### 8. New Business:

- a) Motion: Allocate club investment funds to pay for and execute any necessary agreements to complete the architectural scope of work for possible improvements at Canoa Ranch and / or the Pickleball Center at a cost not to exceed Ten Thousand dollars (\$10,000) (see Addendum 2) – motion by Washburn, second by Reynolds; motion passed 6-1 without amendment. **Discussion: There** was discussion about the pros and cons of the motion.
- b) Motion: Allow non-GVR members to participate in the March 2025 Tournament – Elder, second by Reynolds **Discussion:** Move to amend motion to include “aged 55+”; motion by Reynolds, second by Campfield; passed unanimously. Passed motion: “Allow non-GVR members, aged 55+, to participate in the March 2025 Tournament.”
- c) Added motion to add Tournament Action Items to the agenda:
- i. Raised funds to be earmarked for sunscreen canopy over walkway between courts 1-4 and courts 5-12. Motion by Washburn; second by Campfield; passed unanimously.
- d) Motion to allocate funds not to exceed \$3000, to hire an attorney to review a draft of a Memorandum of Understanding (MOU) with GVR regarding any project between the Club and GVR and to be completed concurrently with the architectural studies proposed in the motion in item a) above. The MOU with GVR to be discussed with motion A. Motion by Campfield, second by G Wright; failed 4 votes against to 3 for the motion.

#### Committee Reports / Comments:

- a) Court Management – Elder, Salerno, G. Wright **Discussion:** G. Wright indicated that if anyone sees something on courts that needs attention, let him know; he has formed a committee of 13 volunteers for overall court inspection and ball replenishment in sleeves two times per week. Elder stated we have enough balls in stock for 4-5 months. Elder brought up having memorial tables under the canopy at PBC and Washburn explained it is part of the overall plan for enhancements.
- b) Club league – **Discussion:** Steve Fernandez explained 98 members have signed up; this league has been designed and credited to Fernandez and Salerno; need more 3.0 men and 3.5 women. Opening play is February 8<sup>th</sup>; Fernandez to get the schedule to Sam Schaan so it can be posted on the website. Will need six courts; play times from 2:00pm-4:00pm Saturdays through March 25. Washburn requested information for this month’s Pickleblast.
- c) APPL – Hammerle **Discussion:** the league is going great and is quite competitive; will continue to refine the APPL process
- Note: APPL Teams / players have purchased balls which they are using for games and practice. Balls that are used in games are added to the club’s ball storage
- d) Advance Play Program Pilot – Hammerle **Discussion:** January 25, 2025 start date; 4.5 men and women coaches to work with 4.0 players; pilot program courts 1-4 from 2:30-4:30pm Saturdays through March, then create teams in the last week of March. This is a development program for 4.0 players since there is not a developing skills class for this level; will not give a rating change to any member.
- e) Scheduling – Reynolds **Discussion:** review member comments from Fall survey; see court corner in Pickleblast.

**9. Technology Oversight – Furumoto Discussion:** Washburn explained that a testing environment has been created (never before done for PB+), and anticipates PB+ program enhancements after the Porting process discussed above is complete.

**10. Club Board Comments (non-committee related)**

None

**11. Member Comments:**

Hammerle: Byrd Penny Clinics: only four members signed up for 3.0—Washburn to make announcement to club; 3.5 class full with waiting list (could combine with 3.0 if needed); 4.0 currently at 15 sign-ups—anticipate getting at least one more sign-up; 4.5 at four members now—hope to get a total of eight.

**12. Closing Comments / Move to adjourn**

Motion to adjourn at 5:59pm by Campfield; second by Elder. Adjourned at 6:00pm

**13. Next Board Meeting: Thursday, February 20, 2025, 4-6pm, West Center, Room 2, 1111 S. GVR Drive**

**14. Adjourn**

**Addendum 1**  
**1. Financial Statements**

**Statement of Financial Activity**  
**GVR Pickleball Club**  
**January 1 - Decembere 31, 2024 By Month**

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Year to Date	Budget	Remaining Budget
<b>Income</b>															
Dues - Online	4,545.00	1,335.00	660.00	270.00	180.00	90.00	90.00	165.00	45.00	330.00	465.00	4,770.00	12,945.00	20,250.00	7,305.00
Dues - Paper	460.00	115.00	135.00	45.00	45.00	15.00	0.00	0.00	0.00	15.00	75.00	0.00	905.00	2,250.00	1,345.00
PB+ User Fees	0.00	1,389.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,389.00	0.00	(1,389.00)
Membership Refunds	0.00	(30.00)	(15.00)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(15.00)	0.00	(60.00)	0.00	60.00
Name Badges Income	0.00	725.00	320.00	167.57	351.00	0.00	0.00	0.00	0.00	0.00	324.00	0.00	1,887.57	2,200.00	312.43
Social Events Income	1,691.00	0.00	60.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	440.00	2,191.00	0.00	(2,191.00)
Tournaments Income	0.00	988.00	1,720.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,708.00	3,500.00	792.00
Classes and Clinics Inc	850.00	(80.00)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	160.00	930.00	6,000.00	5,070.00
Club Donations	5.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00	0.00	(30.00)
Raffle Proceeds	0.00	0.00	3,920.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,920.00	0.00	(3,920.00)
Clothing Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Interest Income	0.03	0.03	462.18	92.76	0.03	392.26	0.03	0.03	506.15	68.05	72.88	366.47	1,940.90	1,472.52	(468.38)
Miscellaneous Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Income</b>	<b>7,551.03</b>	<b>4,467.03</b>	<b>7,262.18</b>	<b>575.33</b>	<b>576.03</b>	<b>497.26</b>	<b>90.03</b>	<b>165.03</b>	<b>551.15</b>	<b>413.05</b>	<b>921.88</b>	<b>5,716.47</b>	<b>28,786.47</b>	<b>35,672.52</b>	<b>6,886.05</b>

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**January 1 - Decembere 31, 2024 By Month**

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Year to Date	Budget	Remaining Budget
<b>Expenses</b>															
<b>Operating Expenses</b>															
Pickleballs	0.00	940.57	466.82	591.94	0.00	53.04	2,511.57	0.00	26.51	0.00	0.00	0.00	4,590.45	7,500.00	2,909.55
Name Badges Expense	0.00	894.87	95.94	41.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,032.38	600.00	(432.38)
Social Events Expense	4,127.54	121.51	0.00	1,190.09	174.94	0.00	0.00	0.00	120.00	142.81	0.00	382.22	6,259.11	3,600.00	(2,659.11)
Tournaments Expense	0.00	0.00	528.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	528.85	4,000.00	3,471.15
Classes and Clinics Exp	5,120.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,120.00	7,200.00	2,080.00
Clothing Expense	0.00	0.00	0.00	0.00	0.00	0.00	166.07	0.00	0.00	0.00	0.00	0.00	166.07	2,200.00	2,033.93
<b>Overhead Expenses</b>															
Court Impr & Equip	131.91	0.00	14.84	30.24	0.00	0.00	296.27	0.00	149.95	694.02	703.92	151.36	2,172.51	3,000.00	827.49
Office Expenses	31.68	265.53	115.64	107.62	958.65	31.68	(656.91)	109.51	31.68	31.68	129.26	85.87	1,241.89	720.00	(521.89)
Insurance	0.00	0.00	0.00	0.00	0.00	0.00	807.00	0.00	0.00	0.00	0.00	0.00	807.00	900.00	93.00
WINK	4.99	5.99	5.99	5.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22.96	60.00	37.04
WIX	0.00	0.00	0.00	50.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.60	300.00	249.40
Pickleball Plus	1,328.02	404.72	498.68	407.66	670.69	167.31	236.79	159.23	159.81	155.81	519.58	4,985.49	9,693.79	3,750.00	(5,943.79)
Stripe Fees	298.38	119.98	117.07	13.32	8.88	4.44	4.44	8.14	2.22	0.00	23.38	258.84	859.09	1,466.68	607.59
Misc Bank Fees	(30.80)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(30.80)	0.00	30.00
P.O. Box Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	182.00	0.00	182.00	125.00	(57.00)
Misc. Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Expenses</b>	<b>11,012.52</b>	<b>2,753.17</b>	<b>1,843.83</b>	<b>2,439.03</b>	<b>1,813.16</b>	<b>256.47</b>	<b>3,345.23</b>	<b>276.88</b>	<b>490.17</b>	<b>1,024.32</b>	<b>1,558.14</b>	<b>5,863.78</b>	<b>32,696.70</b>	<b>35,421.68</b>	<b>2,724.98</b>
<b>Net Income Less Expense</b>	<b>(3,461.49)</b>	<b>1,713.86</b>	<b>5,418.35</b>	<b>(1,863.70)</b>	<b>(1,237.13)</b>	<b>240.79</b>	<b>(3,275.20)</b>	<b>(111.85)</b>	<b>60.98</b>	<b>(611.27)</b>	<b>(636.26)</b>	<b>(147.31)</b>	<b>(3,910.23)</b>	<b>250.84</b>	<b>4,161.08</b>
Donations Received	580.00			1,000.00	1,754.70	7,244.78	1,309.00	5,991.18	558.25		370.00		18,807.91 *		
Donations Made				1,580.00				1,380.00	3,000.00	7,892.33		370.00	14,222.33		
Donations Pending	580.00	580.00	580.00	0.00	1,754.70	8,999.48	10,308.48	14,919.66	12,477.91	4,385.58			4,385.58		
															\$200 to Parkinsons Support Grp

\* Drop Squad = \$16,857.91



# AIA® Document G802® – 2017

## Amendment to the Professional Services Agreement

<b>PROJECT:</b> <i>(name and address)</i> GVR Pickleball - Site Planning Study	<b>AGREEMENT INFORMATION:</b> Date: July 15, 2015	<b>AMENDMENT INFORMATION:</b> Amendment Number: 014 Date: December 12, 2024
<b>OWNER:</b> <i>(name and address)</i> Green Valley Recreation 1070 S Calle De Las Casitas Green Valley, AZ 85614	<b>ARCHITECT:</b> <i>(name and address)</i> Shive-Hattery 4330 N. Campbell Ave. #268 Tucson, AZ 85718	

The Owner and Architect amend the Agreement as follows:

1. Architectural planning study for two existing Centers: the GVR Pickleball Center at 2612 S Camino De La Canoa, Green Valley, AZ 85614, and the Canoa Ranch Center at 5750 S Turquoise Canyon Dr, Green Valley, AZ 85614.

The scope of the study is based upon our 11-15-24 meeting with GVR and the GVR Pickleball Club. The Club would like to review both sites for feasibility to add additional courts and recreation amenities (such as shade structures, social break areas, practice areas, etc.). We will perform updated PC Zoning analysis and offer feedback.

2. The deliverables for this study will include Executive Summary of findings, conceptual-level 2D site plan drawings and an Overall Project Budget as described in #5 below. If the Club desires 3D renderings for marketing/fundraising purposes, we can provide them for an additional fee per site (described below).

3. Field observations of the existing sites: We will use existing drawing information and online Pima County GIS/orthophoto imagery (as previously provided by GVR) to gather data for the study.

4. Meetings: Shive-Hattery will meet in-person with representatives from GVR and the Pickleball Club on-site to tour the Pickleball Center and Canoa Ranch Center. We will have two subsequent follow up meetings (in-person or via Microsoft Teams per GVR's preference.)

5. Conceptual Cost Estimate: Based on the information from the study, we will work with pickleball court builders to prepare a conceptual project budget for the potential projects.

6. Exclusions:

- Construction documents, specifications, engineering drawings, bid and construction phases are excluded. The scope of this project is a study only.
- Board or P&E Committee meetings are excluded (not anticipated to be required).
- Site development plans, civil engineering, site surveys, landscape and geotechnical engineering.
- Electrical or other utility coordination is not required or included.
- Site visits and meetings other than those described above.

The Architect's compensation and schedule shall be adjusted as follows:

Compensation Adjustment:

Fixed fee of \$6,245.00 plus \$500.00 Reimbursable Allowance for travel and printing.  
3D rendered site plans (aerial views) can be provided for an additional fee of \$1,600 per site.

Schedule Adjustment:

We anticipate a six-week duration for this project after Notice To Proceed.