

## SO, WHAT'S THE FULL STORY ON THE SPORTS COMPLEX?

There is a long history of resident dissatisfaction with the SCV Sports Complex. This did not begin with this Board of Directors, Boards of recent years, our General Manager Bob Mariani, or any other staff member. Residents first began pointing out shortcomings in **1992**, only five years after the Sports Complex was built, and complaints have continued ever since. There have been some modest facelifts over the years, but since 2000, successive Boards of Directors have chartered three separate groups of resident volunteers to assess SCV's needs, including those pertaining to the Sports Complex. All have reached the same conclusion:

- The Capital Additions Task Force of **2000** studied all of SCV's space requirements and concluded that expansion of our Sports Center should be the Association's number one priority for a capital improvement project.
- The **2004** Long Range Planning Committee (LRPC) once again studied all of our facilities, including the Sports Complex. Their study included resident input and compared our amenities to those of competing active adult communities. Their Report recommended upgrading and expanding our Sports Complex to "state-of-the-art" condition.
- The **2008** LRPC was asked to determine what SCV needed to do to ensure a high quality of life for current residents and competitiveness in the Southern Arizona market of active adult communities – that is, to protect and improve residents' property values. The LRPC visited 12 competing communities and found that in some areas we excelled, but – without exception – our Sports Complex could not compare.

This LRPC also considered residents' responses to the SCV Planning and Marketing Survey of **2008** – mailed to all households and seeking input on a variety of topics. A multiple choice question asked residents to identify their top priority for a future capital improvement project. Renovation and expansion of the Sports Complex was the first choice of the participating members (1903 surveys received).

The LRPC next formed a Sports Complex Subcommittee to study viable alternatives for improving our facility. Resident users and staff were interviewed, as were other physical activity groups (exercisers, dancers, etc.) that cannot be accommodated in the existing facility. Sports Complex usage was tracked, day-by-day and hour-by-hour, for a one-year period to determine the actual need for both space and equipment. All deficiencies were documented. Experts and architects were consulted about what could be done with the existing facility.

Subcommittee results were presented orally to the Board and interested residents at an open meeting in **March 2009**. A written report was also made available to residents in the library. Findings were documented once again in the Report of the Long Range Planning Committee dated **November 2009** and distributed to all households – again, using volunteers.

## What's happened since?

In **December 2009**, the Board accepted the LRPC recommendation in principle and designated it as Strategic Initiative CI-1 (Capital Improvement 1).

In **April 2010**, the Board created the Ad Hoc Sports Complex Committee to develop a project concept including design, schedule and funding plans. (It was later determined that funding plans could not be developed until a final design and costs were known.)

During **February and March 2011**, several public meetings were held – first to present project concepts to residents (an expanded complex or a new building) and succeeding meetings to seek resident input. Comments were documented for Board members and are a matter of record.

In **April 2011**, the Board approved the concept of expanding the existing Sports Complex, now referred to as the Aquatic and Fitness Center.

Through all this the only cost to the Association was \$1000 for architect fees and thousands of hours donated by resident volunteers.

## Where we go from here...

In **May 2011**, the Board assigned project development to the Properties Committee. This will include obtaining preliminary drawings sufficient to determine reasonably accurate costs, including appropriate provision for contingencies. Once costs are known, the Finance & Budget Committee will recommend funding options to the Board. A Communications Committee was established to ensure a full exchange of information with residents in general – and specifically in relation to large projects such as the Aquatic and Fitness Center. The process leading up to a decision point will probably take a year or longer.

Throughout this process, residents will continue to have many opportunities to ask questions and provide input. All meetings – Board of Directors meetings and study sessions, as well as all committee and subcommittee meetings – are open to all residents, as they have always been, and residents can express themselves during the “Call to the Audience.” Email addresses for all Board members are listed in every Tipster. If you prefer, Board members have mailboxes at the Vistoso Center. You can also post your questions on the Association website on the FAQ page. To keep yourself informed, sign up on the Association’s list serve to receive communications from the Board and Association.

Our Bylaws assign the Board of Directors a fiduciary responsibility to maintain and improve our facilities in the best interests of all residents. Assuming a majority of the Board continues to support this project, ultimately **it will be YOU, the residents, who will make the decision by voting on whether or not to fund this project.**

**Approved by the Board of Directors, May 26, 2011.**