

MINUTES
Dreamland Villa Retirement Community
Board of Directors Study Session
May 7, 2024, 9:30 AM, Read Hall

Welcome: Heather Canterbury, President

General Announcements: Heather mentioned upcoming events: 5/11 Coffee Social, 5/14 Texas Roadhouse Fundraiser, 5/15 Casino trip, 5/15 Card Bingo, 5/16 Community Potluck, 5/17 Arch Well Luau, 5/25 Coffee Social

Pledge of Allegiance

Call to Order: Heather Canterbury, President

Roll Call: Joyce Canino, Secretary. Directors: Heather Canterbury, Dave Warren, Steve Malone, Kevin Brueback, Betty Mazza, Elizabeth (Beth) White and Joyce Canino. Kevin connected with Steve via phone. All Directors present.

ITEMS FOR DISCUSSION:

Budget and Finance Committee: Discussion whether this committee should be reinstated. A member mentioned that it was dissolved due to no one stepping up to take over and no volunteers for the committee. Several members voiced their opinion it was a promising idea and the Board should consider bringing it back. Kevin suggested re-examining the definition as stated in P & P (7/5/2018) and we should look into new criteria first, as he felt there was some responsibilities listed that should not be part of the committee. The Board will discuss at a later date.

Pool Rules and Abuse of kee cards for pool usage and discipline: A few members shared their incidents that happened at Read Hall pool in the past month with people jumping the fence and letting another person in (after hours), others using someone else's kee card for entry and underage people with a baby after the children hours. A member mentioned that we used to put chains on the gates after hours and maybe should go back to that or possibly hire security. Joyce said that putting the chains on after hour was tried last year and several times the volunteer forgot to do it and to hire security would not be feasible not to mention expensive.

Someone asked if these things were also happening at Farnsworth or just Read; Kevin stated that the camera's at Farnsworth do not work so have no idea.

Discipline action: while there is a policy, not much action has been taken. Suggestions were that a verbal warning to the offender should be given for first offense and kee cards should be deactivated for a second offense for a period of time.

Kevin stated that the sheriff should be called for violations and report filed in the office; Kevin also mentioned the kee card holder could have their card deactivated, if they are allowing others to use. Another mention was to form a pool committee to observe, inform and report.

Sponsored Associate Member: Three applications were received; one did not have a signature and Heather said she would contact the Sponsoring Member.

Discussion on pausing the process until rules could be defined better was met with mixed reviews. A Sponsoring Member mentioned that she was not aware of rules, Kevin stated they are attached to the application. Betty stated there should not be a pause since it was just passed into By Law this year. Questions were asked about sponsors/sponsored members concerning paying of dues, if the sponsor is no longer a member what happens to the sponsored member, serving on committees, among other questions. The Board was unable to answer a few of the questions and it was mentioned that the By Law did not give any indication to the questions being asked; Amy read the By Law that was passed January 2024. The Board will discuss at a later date and decide if a policy should be written to address these questions. At this time, applications will still be accepted.

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Age Affidavits Compliance: Dave said we should start earlier, in September/October and go door to door. Steve said last year, they started end of October/early November to stay complaint for the end of December report. A member suggested after the Membership Renewal to start going after the ones who did not return the age affidavit in April or May, before snowbirds leave.

Compliance: The By Law states at the time a property owner acquires title to a lot in Dreamland Villa's 18 sections, they become a non-voting member, therefore, if a complaint is filed Sonny, Compliance Chairperson, should address the issue. Any and all complaints should be followed up on with proper paperwork and documentation.

T2 Presents, LLC: The new president, Heather, had reached out to T2 CEO, Terry Davies, introducing herself, informed him there is a new board and if they needed anything to let her know, which Terry expressed was a relief of fresh air. Some Board members did not approve of Heather going behind their backs to make contact. A few members have sent emails to Heather in favor of keeping T2, citing that while the original contract was not good, at least it was income coming in and they feel as though T2 is a good opportunity for the community. Several members mentioned the Membership should have a say, be able to vote, in renewing or ending the lease. Other members stated that there would be no harm in the Board talking with T2 and possibly renegotiating a new contract. Steve mentioned that the Board would need to have a price range in place before entertaining the idea of renewing the lease, something that would cover the tax cost to DVRC with the rent being considered an income, how annual increases in rent would affect DVRC taxes, among other items. Members suggested this should be something to definitely consider now, before the lease ends and start thinking of a plan if T2 does not want to renew in January 2025. Also expressed was how many pancake breakfasts a month would it take to equal what we are getting now, as well as what the cost would be to hire a planner, maintenance setting up/dismantling, security, etc.

Currently T2 pays rent, utilities, maintenance of inside and gives DVRC monies from ticket sales. The Board will discuss all of this at a later date.

Policy and Procedures Committee: Some members have voiced concern over a Director being the chairperson of this committee. A member mentioned that in the past, By Laws stated a Director should not be the Chairperson but could be the liaison. Kevin stated if he were removed that he still wants to be on the committee. A motion will be made at the next board meeting for a Chairperson replacement.

P & P Committee: Discussion on changes for Bylaws/Policy/Rules, currently 5 requests have been submitted to the committee in April. Members are asking why all of sudden changes need to be made. Kevin has proposed if a member wants a change, they should be required to have 80 signatures first and those signing the "request petition" should be aware of what they are signing. The process of P&P researching, writing up the change, sending to the Board for input and approval takes a lot of time, weeks, if not months. This should be something that more than one or a few people want changed, a change that other members feel needs to be made. It was mentioned that someone has been getting signatures for a petition but not stating what it is for. Members agree that getting signatures would determine if change is necessary. A motion will be made at the next Board Meeting to table the current requests and any new ones until the Board can discuss the process and P&P can draft a policy.

Butte Street Realtor: Several members asked what the rush was to sell the vacant lot, if the easement was put in, a survey done and the county separated it from Farnsworth. Steve stated the

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county has issued a new APN number for the lot and everything has been documented. A member asked what Capital gains would do to our taxes, would the sale be considered income for DVRC and put us over our 35% for non-profit, among other questions. Kevin reminded the audience that the members voted to sell the property and suggested we could put the profits into a CD, let it earn interest and when we need money for expenses or repairs it would be available for us. A member asked if T2 renews the lease, would we still need to sell the vacant lot. Joyce suggested Julie Rickli as the listing agent and Steve said Farnsworth Ricks should also be considered. It was suggested we sell the lot ourselves and not have to pay the commissions. DVRC has a list of preferred realtors for the Board to interview.

Bingo: Many questions from members and what the gaming laws/rules were, will only kee card holders be allowed, can all residents attend, will outsiders be able to attend, does a board member need to attend every Bingo game, is it considered an income for DVRC, how many other places have bingo, among other concerns. Heather stated that she would like to have an Ad Hoc committee look into all the pros and cons, rules, regulations, and costs involved over the summer.

One of our long time maintenance person, Jeff Childers, put in his resignation, effected today.

Adjourned: 11:37 AM

Open Forum no items

Submitted by: Joyce Canino, Secretary