

**Dreamland Villa Community Club Board of Directors
Tuesday, April 12, 2016, Approved Meeting Minutes**

Welcome: President Carylan McLean

Pledge of Allegiance

Call to Order: 9:00 a.m. President Carylan McLean

Open Forum

Charles Dubbs, number 784, stated that during the 2004 to 2012 time frame, the By Laws and Policy and Procedures were reviewed by an attorney. This included the Confidentiality Agreement. He stated that he hoped the current Directors would consider this before making any changes.

Roll Call: Secretary Ward Jennings

Present: Bruce Gile, Ward Jennings, Dean Miller, Carylan McLean, Cyn Munday and Janet Peterson. Pat Clark and John Pawloski, Sr. Excused Absence. A quorum was present.

Ratification of Meeting Minutes:

Executive Session March 18, 2016, ratified. (Vote by five carry over directors and Dean Miller).

Board Meeting March 31, 2016, ratified. (Vote by five carry over directors and Dean Miller).

Board Meeting April 1, 2016, ratified.

Board Study Session April 5, 2016, ratified.

Treasurer's Report & Affidavit Project Update: Report on file in the office and posted on the official bulletin board.

Administrative Services Manager's Report: Report on file in the office.

Standing Committee and MCSO Posse Reports: Reports, if provided by the Committee Chairpersons, are on file in the office.

Old Business:

Maranatha Church Lease: Dean Miller moved the Board approve the Maranatha Church Lease. Motion carried unanimously.

John's Villa Restaurant Lease: Dean Miller moved the Board approve the one year lease renewal. Motion carried unanimously.

Arts & Crafts Facility Lease: Bruce Gile moved the Board approve a 2016/2017 lease. Motion carried unanimously.

Cell Phone Tower Lease: Ward Jennings moved the Board approve retaining attorney Phil Glasscock, Esq., a lawyer with the law firm of Smith Paknejad, to review the revised lease. Anticipated cost per hour: \$350 with up to a three hour time allowance. Objective: Ascertain what contingencies exist for lessee to terminate payments to Dreamland Villa Community Club, Inc. Motion carried unanimously.

2016 Telephone Book: Ward Jennings moved that the Directors provide their advice and consent to appoint Janet Peterson, the 2016 Telephone Book ad hoc Committee Chairperson. Motion carried unanimously.

Administrative Policy and Procedures Manual: The Directors acknowledged that changes to the following three items be tabled.

Section - Facility Rental and Lease Rules for the rental of Farnsworth and Read Halls, amended February 12, 2012.

Section - Variance Committee.

Section - Confidentially Agreement.

New Business:

Office Copier Upgrade: Cyn Munday moved to authorize the President to sign the new copier lease. Motion carried unanimously.

Farnsworth Hall Closing: Janet Peterson moved the Board approve the closing of Farnsworth Hall around May 1, 2016 and to re-open around the week of October 9, 2016. The Directors authorize a temporary waiver of the governing documents to allow non-members access to Read Hall to attend events similar to line dancing, tai-chi, and pot luck. Farnsworth pool and spa shall remain open. Motion carried unanimously.

Restricted Funds and Budget: Dean Miller moved that the Board authorize, effective with the April 2016 financial statements, (1) the transfer of \$3,500 from the March 2016 Balance Sheet Entertainment Restricted Funds account to the Entertainment Income Account, Statement of Revenue and Expense and (2) the annual budget for Expense account 5510, Other Maintenance and Supplies to be increased by \$3,500. Further, the Directors authorize the transfer of \$1,000 from the Membership Marketing budget to the Expense account 5510, Other Maintenance and Supplies. Motion carried unanimously.

55+ Fee Expense Account: Bruce Gile moved the Board provide its advice and consent for a new Expense account number 5195, titled 55+ Fee expenses to be added to the Statement of Revenue and Expenses. The costs incurred for the mailing of the Verification of Occupancy Affidavits and related costs to be transferred from Membership Marketing to the new account. Future costs incurred to obtain future Affidavits and maintain the records related to the 55+ age compliance requirements shall also be expensed to this account. Motion carried unanimously.

Standing Committee Chairpersons: Janet Peterson moved the Board provide its advice and consent, as shown in the attachment, for the President's appointment of the Standing Committee Chairpersons' for the year 4/1/16 to 3/31/17. Motion carried unanimously.

Banking Resolution: Ward Jennings moved the Board authorize the following directors to be check signers until such time as the Board authorizes a change. Motion carried unanimously.
Carylan McLean, President Pat Clark
Ward Jennings, Secretary/Treasurer John Pawloski, Sr.

Directors Charles Dubbs and Earl Munday shall be deleted as check signers.

Addresses in Property Management Data Base: Discussion -the Dreamland Villa Planned Community Subdivision includes addresses not shown in the Maricopa County Dreamland Villa Senior Citizen Overlay Map. Map was provided at the Board meeting. Specific addresses in the data base, not shown in the Senior Citizen Overlay Map, were also provided the Directors. Ward Jennings moved the Board acknowledge the addresses should have a separate identification in the data base from the addresses included in the Maricopa County Dreamland Villa Subdivision SC Overlay DVCC aged 55+ data base. This motion does not change the By Laws authorizing addresses which may have members. Motion carried unanimously.

Consistent Messaging: Directors to discuss establishing consistent messaging guidelines. Dean Miller moved that the Board authorize all written items publicizing the Dreamland Villa Community Club, Inc. to follow the Consistent Messaging Guidelines. Four directors vote yes. Cyn Munday voted no. The motion passed.

Planning Calendar: Information - A large wall calendar planner is located on the wall in the Read Hall Office. Purpose: show dates events are planned at Farnsworth Hall from October 2016 to April 2017.

May 10, 2016 Board Meeting: Information According to the April 14, 2015 minutes, that Board decided the May 10, 2016 Board meeting would be an evening meeting starting at 7:00 p.m.

Adjourned: 10:45 a.m.

Attachment:
[Consistent Messaging](#)