

**Dreamland Villa Community Club, Board of Directors
Tuesday, June 7, 2016, Approved Special Meeting Minutes**

The Special Meeting was held pursuant to Section 2, Article I, The President, By Laws, dated January 12, 2016.

Welcome: President Carylan McLean

Pledge of Allegiance

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

Roll Call: Secretary Ward Jennings

Present: Pat Clark, Bruce Gile, Ward Jennings, Carylan McLean, John Pawloski, Jr., and Janet Peterson

Ratification of Meeting Minutes: Board Meeting May 10, 2016 Minutes ratified.

Treasurer's Report: May 31, 2016 Financial Statements and Treasurer's Report are on file in the office and posted on the official bulletin board. An analysis of the Dreamland Villa Community Club, Inc.'s Financial Statements as of May 31, 2016 reveals the follows:

The 2016 revenue from membership and the 55+ fee contributions of \$342,840 exceed the budgeted amount of \$327,250. Further, the revenue through May 31, 2016 is about the same as the calendar year 2015 revenue from membership less the recall legal expenses.

The Admission Fee (\$400 one-time fee to document the age(s) of residential ownership changes for the 55+ age reporting) is \$10,400 through May 31, 2016 compared to \$12,400 for the entire calendar year 2015. This is a substantial increase in revenue for this line item.

Expenses for the first five months of 2016 are consistent with the budgeted line item expenses.

Conclusion: Dreamland Villa Community Club, Inc. is a financially viable on-going business which will allow the Directors to uphold the January 12, 2016 By Laws, Article VI, Section 9 which state: "It shall be the duty of the Board to take care of, control and manage all the assets of the Club, and to maintain the existing facilities in good repair, assigning and reassigning space as needed." The Board will continue to perform the duties as stated in the By Laws.

Old Business:

Parking Lot Resealing and Striping Contract: Bob Westall, Contracts Committee Chairman, reviewed the contract with Epic Asphalt LLC and recommended approval after receipt of an acceptable Certificate of Insurance. Epic Asphalt was lowest of three bids. Bruce Gile moved to approve the contract with Epic Asphalt LLC dated June 3, 2016 in the amount of \$12,875, for sealing existing cracks, seal, and re-striping the parking lots at Farnsworth and Read Hall campuses. Motion carried unanimously.

Revised Cell Phone Tower Lease. Bob Westall, Contracts Committee Chairman, stated that after reading the DVCC attorney recommended revisions to the contract, he felt confident with going ahead and signing the attorney revised lease documents. Ward Jennings moved to approve

the new lease with Crown Castle. Discussion followed wherein John Pawloski, Sr. expressed concerns about granting the easement to the tower from University Dr. and the possible future location of a new cell phone tower site. While the Directors concurred there were unanswered questions, those same questions were unanswered in the existing lease with Crown Castle. Based on a risk-reward analysis, the Directors voted unanimously to approve the motion

Revise Prior Motion and Adjust Legal Budget Item: Ward Jennings moved the Director's amend their April 12, 2016 motion to authorize up to \$1,050 to retain the law firm of Smith Paknejad to review the cell tower lease. The revised motion is to authorize the legal budget to be increased by \$90.20 from \$1,000 to \$1,090.20, to increase the authorized amount to pay the full amount of the invoice from \$1,050 to \$1,090.20, and change the name of the law firm to accurately show the correct name, PROVIDENT LAW. Motion carried unanimously.

NEW BUSINESS:

Dreamland Villa Community Club, Inc. Office Technology Upgrades. The Directors discussed the problem of updating the office computers from Windows Operating System 7 to Windows 10. PROMAS, our accounting software is not compatible with Windows 10, therefore the Windows 10 upgrade has been delayed awaiting PROMAS's changes/upgrades. The office computers have been upgraded to Office Suites Products 365, Version 2016.

Telephone System: The current AT&T system is obsolete, does not have a working voice mail, and has no service support to fix the current problems. Janet Peterson moved to accept Dewitt Communications LLC's proposal to replace the current telephone system with a new system handling voice mail on four incoming lines and each telephone having a display, at a cost of \$1,087.00. Motion carried unanimously.

Community Open Forum: Janet Peterson moved to hold two community forums at Farnsworth Hall on Monday, October 10, 2016. The first shall be at 9:00 a.m. exclusively for members of DVCC. A second meeting shall be held at 7:00 p.m. and shall be open to all residents of DVCC, both non-members and members. An attempt will be made to find a non-director moderator to conduct the meetings. Discussion: The purpose of the meetings is to provide DVCC residents an opportunity to ask their questions and express their opinions. The moderator shall attempt to facilitate the meetings with participant decorum. The motion carried unanimously.

Study Session and Board Meeting Procedural Changes: The Directors discussed the importance of devoting the October study session and board meeting exclusively to issues related to the 2017 membership drive. The Directors also discussed audience comments made at the May 10, 2016 Board meeting related to the unanimous 10 director approved motion made at the May 12, 2015 meeting authorizing outsourcing of pool and spa daily/weekly cleaning and maintenance. The decision to outsource that was made over a year ago has saved DVCC approximately \$1,800 a month since being implemented. This represents a substantial cost savings over the former method of pool and spa cleaning and maintenance.

“Dreamland On The Go”, a travel proposal: Pat Clark moved to accept the proposal for “Dreamland On The Go” submitted by Kathie Chismar. The Motion carried unanimously with enthusiasm. A copy of the entire proposal may be found at the end of the June 7, 2016 Board Meeting minutes posted on the Dreamland Villa website’s digital library.

ACCESS Program Development: Project has experienced delays. A change in programmer may be necessary. The volunteer project coordinator may be recommending a change in the programmer in the near future.

Single fee per household: Carylan McLean requested that a discussion of a single fee club membership per household in lieu of per person membership be tabled.

Attorney review of DVCC’s status to enforce 55+ age-restrictions: The attorney retained to review DVCC’s status to enforce the 55+ age-restriction administrative requirements is now awaiting Maricopa County’s response to provide a copy of the actual ordinance that created Dreamland Villa as a 55+ age-restricted Subdivision. The Directors are waiting for a response from the law firm regarding the cost of services billed to date. Directors need to determine if the cost of work performed is within the approved budgeted costs.

Adjourned: 10:00 a.m.

Attachment:

[Dreamland On The Go Proposal](#)