

**Dreamland Villa Community Club Board of Directors Meeting
Tuesday, May 10, 2016, Approved Minutes**

Welcome: President Carylan McLean

Pledge of Allegiance

Call to Order: 7:00 p.m.

Open Forum:

Larry Scheider discussed Ceramics implementation of the Administrative Policy and Procedures Section: Activities, adopted February 9, 2016. He mentioned there were some procedural issues that needed to be addressed and he would report back to the Board in October.

Jerry “Corky” Sarver complained about the 2015 changes made in the pool and spa maintenance and expressed his opinion that his previous maintenance methods were better. He also expressed concern that the EPA would fine Dreamland Villa because the Maricopa County Sheriff Deputies were driving in the Nature Walk watching for potential problems.

Roll Call: Secretary Ward Jennings

Present: Pat Clark, Bruce Gile, Ward Jennings, Carylan McLean, John Pawloski, Sr. and Janet Peterson. A quorum was present. Carylan McLean announced the resignation of Dean Miller effective May 4, 2016.

Ratification of Meeting Minutes: Secretary Ward Jennings

Board Meeting April 12, 2016, ratified.

Board Study Session May 3, 2016, ratified.

Treasurer’s Report: 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:

2017 Phone Directory: Janet Peterson moved to approve the 2017 Telephone Directory publication guidelines, a copy of which are on file in the office and posted on the official bulletin board. The motion carried unanimously.

Personnel Committee Chairperson: President McLean appointed Red Westall to replace Lane Allen as the Personnel Committee Chairperson. Ward Jennings moved the Directors provide their advice and consent to appoint Red Westall as Personnel Committee Chairperson. (Reference: By Laws, Article VII, Standing Committees and Administrative Policy and Procedures Section: Committees, Paragraph IIIA) Bruce Gile and Ward Jennings voted yes. Pat Clark, John Pawloski, Sr. and Janet Peterson voted no. Motion failed.

John Pawloski, Sr. proposed that President McLean appoint Sydney Clark as Chairperson. John Pawloski, Sr. moved the Directors provide their advice and consent to appoint Sydney Clark as Personnel Committee Chairperson. Motion carried unanimously.

Strategic Planning Committee Chairperson: President McLean appointed Bruce Gile as the Chairperson. John Pawloski, Sr. moved the Directors provide their advice and consent to appoint Bruce Gile as Strategic Planning Committee Chairperson. Motion carried unanimously.

Facility Rental Rules and Fees-Farnsworth and Read Halls Revised Policy: Bruce Gile moved to approve the revised Facility Rental Rules and Fees Policy. Motion carried unanimously.

Confidentiality Agreement: John Pawloski, Sr. moved to request the Policy Committee provide Dreamland Villa Community Club, Inc. “Due Process” procedures when a person is alleged to have violated one of the governing documents. Motion carried unanimously.

Cell Phone Tower Lease: Steven P. Oman, an attorney with Provident Law, provided a three-page letter commenting on the draft Grant of Easement and Assignment of Lease with Crown Castle Towers 09 LLC, “Grantee,” and Dreamland Villa Community Club, Inc., “Grantor.” The Directors authorized Ward Jennings to forward the letter to the Grantee with the intent to renegotiate specific terms of the Grantee’s draft document.

Arizona Department of Real Estate, Arizona Association of REALTORS®, the SouthEast Valley Regional Association of REALTORS® and Attorney Letters: None of the parties responded to Dreamland Villa as of this Board Meeting. President McLean and Secretary/Treasurer Ward Jennings are mailing follow-up letters to the first three parties. The NATIONAL ASSOCIATION of REALTORS® held a REALTORS® Legislative Meetings & Trade Expo in Washington, D.C. May 9-14 and the addressees were in attendance.

New Business:

February 14, 2017, Board Meeting: Janet Peterson moved to change the February 14, 2017, Board meeting time to 8:00 a.m. in order to allow the Directors and the meeting attendees an opportunity to attend the Farnsworth Hall Valentine’s Day brunch at 10:00 a.m. Motion carried unanimously.

2017 Kee Card Readers: John Pawloski, Sr. moved to authorize the Administrative Services Manager to order the 2017 Kee Card Readers and Kee Cards before August 1, 2016. Motion carried unanimously.

Ward Jennings moved to authorize the Administrative Services Manager to investigate vendors who can provide affordable alternatives to the existing Kee Card System. Any replacement system should be approved by the Directors not later than the April 2017 Board meeting for installation for calendar year 2018. Motion carried unanimously.

2017 Dues: Bruce Gile moved to authorize 2017 dues to be \$175 per occupant. Four yes votes, John Pawloski, Sr. voted no. Motion passed.

Maintenance Items: Ward Jennings moved to authorize up to \$35,000 of the Capital Reserve funds to be spent in aggregate to maintain the existing facilities as shown in a document titled “Maintenance Projects Authorized by the Directors at the May 10, 2016, Board Meeting,” a copy of which is on file in the office and posted on the official bulletin board. Motion carried unanimously.

Membership, Welcoming and Sales and Marketing Committees: John Pawloski, Sr. moved to request the Policies Committee revise the Membership and Welcoming Committees’ description and add the Sales and Marketing Committee’s responsibilities as shown in the “May 10, 2016, Board of Directors Meeting Requested Changes to Administrative Policy and Procedures: Section Committees,” a copy of which is on file in the office and posted on the official bulletin board. President McLean appointed Bruce Gile as the Chairperson. John Pawloski, Sr. moved the Directors provide their advice and consent to appoint Bruce Gile, Sales and Marketing Committee Chairperson. Both motions carried unanimously.

Property Management System: Bruce Gile moved to proceed with the development of a Microsoft Access system to manage the dwelling units located in the Dreamland Villa Subdivision and provide timely reports for managing the 55+ age-restriction requirements and annual fee statements for a cost not to exceed \$3,000. Motion carried unanimously.

Adjournment: 8:35 p.m.

Additional Open Forum Comments: Barbara Miller questioned John Pawloski, Sr. regarding the maintenance of the Farnsworth Hall swimming pool and the procedures for its inspection.

Attachments:

[Maintenance Projects](#)

[2017 Telephone Directory Guidelines](#)

[Revised Committees](#)