

Dreamland Villa Community Club Board of Directors
Tuesday, 9 a.m., November 8, 2016 Approved Meeting Minutes

Welcome: Pat Clark, President

Pledge of Allegiance

Call to Order: 9 a.m., Pat Clark, President

Roll Call: Ward Jennings, Secretary

Present: Pat Clark, Bruce Gile, Ward Jennings, John Pawloski, Sr., and Janet Peterson. A quorum was present.

Ratification of Minutes: Ward Jennings moved to ratify the approval of the following minutes. Before voting, the Directors discussed wording changes made by the *Citizen's* Editor, Maurine Bierle, to the November 1, 2016 Study Session Minutes to be published in the December 2016 issue of the *Citizen*. The *Citizen's* version is slightly different from those approved by the Directors and posted on the DVCC Official Bulletin Board.

Board of Directors October 11, 2016 Meeting Minutes

Study Session November 1, 2016 Minutes

The Directors unanimously voted to ratify the minutes as originally approved. The Directors also requested Pat Clark, President, send a letter to Maurine Bierle requesting that the Directors' Approved Meeting Minutes no longer be changed when published in the *Citizen*.

Treasurer's Report: Ward Jennings, Treasurer. On file in the office and posted to the Official Bulletin Board are the October 2016 monthly financial statements including: Balance Sheet, Statement of Revenue and Expenses, Treasurer's Report, accounting for Restricted funds, and a year-to-date transactional history for the Capital Reserve Account. All attendees were provided a comparative statement showing that the DVCC revenue through October 31, 2016 was equal to or greater than each year's revenues since and including 2012. While 2011 had greater revenue, 2011 had a net cash loss of \$83,632. Potentially 2016 shall be DVCC's most financially successful year since and including 2011.

Administrative Services Manager's Report: Report on file in the office. A year-to-date analysis of past reports discloses that less than 24% of the occupants of single family homes changing ownership during 2016 have paid money to support keeping Dreamland Villa a 55+ age-restricted retirement community.

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

Old Business:

Administrative Policy and Procedure:

Subject: Accounting. Ward Jennings moved to accept the revised policy. Motion carried unanimously. The policy revision changed the funding source for the Capital Reserve Account and added Facilities Rental Income as the third item for recording using Modified Cash Accounting procedures.

Subject: Dues and Fees. John Pawloski, Sr. moved to accept the revised policy. Motion carried unanimously. The policy revision changed the term “Club Membership” to “Transfer Fee” and added a \$50 requested 55+ Fee for occupants of Dreamland Villa dwelling units who have chosen not to be members of the Dreamland Villa Community Club.

Subject: Committees. John Pawloski, Sr., moved to change the name of the Maintenance Committee to the Buildings and Grounds Committee. Motion carried unanimously.

Subject: Purchasing. John Pawloski, Sr., moved to accept the revised policy. Motion carried unanimously. The policy revision changes the requirement to obtain three bids when the purchase has a value of \$1,500 or more. The prior purchase amount had been \$750.

By Laws: The Policy Committee proposed the Directors recommend the General Membership approve selected By Law changes at the General Membership meeting scheduled for 2 p.m. January 10, 2017. The proposed By Law changes are posted on the Official Bulletin Board and are printed elsewhere in the December 2016 issue of the *Citizen*.

Article VI, Section 1: John Pawloski, Sr. moved to recommend the General Membership be asked to approve a change to the number of Directors from eight to seven. Motion carried unanimously.

Article XI, Section 4: Ward Jennings moved to recommend the General Membership be asked to approve a change to the wording for the terms for the 2017 elected Directors. Motion carried unanimously.

Article XI, Section 1b. Janet Peterson moved to recommend the General Membership be asked to approve a change to close the Director nominations on January 5th preceding the General Membership Meeting. If approved by the General Membership, this change shall be effective with the 2017 Director elections. Motion carried unanimously.

Farnsworth Hall Pool Winter Hours: John Pawloski, Sr. moved to approve the closing of the Farnsworth Hall pool and spa at 6 p.m. commencing a few days after New Year’s Day. The evening hours shall be changed back to 10 p.m. sometime in April depending on the weather. Motion carried unanimously.

New Business:

New Residents: Ward Jennings moved to allow Dreamland Villa Community Club to provide a new resident a free trial 90 day social membership. Motion carried unanimously.

Apartment/Fourplexes-Occupant Disclosure: Motion to authorize the retention of an attorney to write letters to the Owners/Managers of apartments at 333 N Higley, 5233 E University and fourplexes at Albany and 58th St. who have failed to comply with the requirement to provide a Verification of Age Affidavit for their rental units’ occupants. The quoted price is \$150 per letter. This motion was tabled until December while further attempts are made to get

apartment owners to comply with the governmental agencies 55+ age-restricted reporting requirement.

High Tea: Motion to accept in principal a proposal to use the net proceeds from the January 25, 2017 High Tea to replace the four windows in the Ceramics/ Fused Glass room. Since the amount of the net High Tea proceeds is currently unknown, the execution of this proposal shall need to be finalized after the High Tea has occurred.

The original motion was revised. Ward Jennings moved to use the Capital Reserve funds to buy the four windows needed for the Ceramics/Fused Glass room and the windows for the Read Hall bathrooms. This would allow Red Westall and his crew of volunteers to start replacing the windows now, instead of late January 2017 after the High Tea. Red said he would ask Barbara Miller, the High Tea Committee Chairperson, if this was acceptable to her. The net proceeds from the High Tea would be deposited to increase the Capital Reserve funds. Motion carried unanimously.

Nomination for Audit Committee Chairperson: Pat Clark, President, appointed Nancy Schnoor, last year's Audit Committee Chairperson, as the 2016 Audit Committee Chairperson. The Directors unanimously provided their Advice and Consent.

Adjourned: 9:44 a.m.

Open Forum Comments: Shall be attached to these minutes, posted on the DVCC website and the Official Bulletin Board.

Submitted by Ward Jennings, Secretary

Rev#1, 11/19/16

Attachment: [Open Forum](#)