

Dreamland Villa Retirement Community, Board of Directors
Tuesday, May 9, 2017 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, Ward Jennings, John Pawloski, Sr., Janet Peterson and Deb Rychlak. A quorum was present.

Ratification of Minutes: Janet Peterson moved to ratify the following minutes: Board of Directors April 11, 2017 Minutes and Study Session Minutes dated May 2, 2017 Minutes. The motion carried unanimously.

Treasurer's Report: Ward Jennings, Treasurer. Financial reports on file in the office and posted on the official bulletin board. A special report showing a comparison of kee cards sold through April 30, of each year since 2011 is attached to these minutes on the website.

Administrative Services Manager's Report: Vicki Mitchell's report is on file in the office.

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

Old Business:

None:

New Business:

Pool Furniture Replacement: John Pawloski, Sr. moved to authorize the Chairperson for the Buildings and Grounds Committee to spend an amount not to exceed \$3,000 to buy approximately three new tables, 16 new chairs, six new handicapped chase lounges and restring several chairs for the pool areas. The amended motion carried unanimously.

Farnsworth Hall Marquee: Deb Rychlak moved to authorize the Farnsworth Hall Manager to purchase a new top to the Farnsworth Hall marquee for \$2,860 plus tax with an additional installation price of \$779. The new top shall state the Farnsworth Hall is available for rent and shall provide a telephone number. The motion carried unanimously.

Mission Statement Revision: Ward Jennings moved to approve a new mission statement "Our Mission is to offer events, activities and facilities for the enjoyment of our residents and maintain Dreamland Villa's status as a 55 + age-restricted retirement community." After some discussion about the use of the word "residents" in the mission statement, the motion carried unanimously.

Farnsworth Hall Website: Deb Rychlak moved to authorize the Farnsworth Hall Manager to utilize Larry John Wright, Inc. to create a Farnsworth Hall rental webpage for an amount not to exceed \$1,885. The Farnsworth Hall venue page will be used to advertise the community's event venue to the public. This page will display an attractive multimedia presentation to the visitor highlighting why they should book Farnsworth Hall for their next event. Features shall include a

virtual tour that allows visitors to explore the venue from the convenience of their computer or mobile device, a slideshow of the venue with captions, a description of services and amenities available for a variety of event categories (weddings, parties, corporate, etc) and contact information for questions and booking, and a contact form. The motion carried unanimously.

New DVRC Webpages: John Pawloski, Sr. moved to authorize the Secretary/Treasurer in coordination with the Website Committee and other interested persons to create a new home page for the DVRC website (cost not to exceed \$3,695) and two new interior webpages: A Directory of Services (cost not to exceed \$1,600) and a Real Estate Section (cost not to exceed \$2,000); additional details provided in the Dreamland Villa Website Proposal available on the website. The 2016-2017 Kitchen Sub-Committee Chairperson has authorized the use of its restricted funds, approximately \$2,700, to cover the virtual tour and post production costs related to the new home page. Two questions need to be answered before the completion of the website work: (1) How will the content management or key word search cause our new website to be first or near the top of searches and (2) what would the fee be for monthly management of the website's content management changes. The motion carried unanimously as amended.

Bingo Revisited: Possible motion: John Pawloski, Sr. moved to provide the Directors advise and consent to create a new ad-hoc Bingo Committee to prepare a proposal to develop a new Bingo program to raise funds for DVRC and provide the Directors advise and consent to approve Charlene Grande as the ad-hoc Bingo Committee Chairperson. This motion does not establish a permanent Bingo Committee and this motion does not authorize anyone to move forward with any implementation actions. Charlene has stated that if the Directors authorized a new permanent Bingo Committee she is not willing to chair that committee. The motion carried unanimously.

Fire Suppression Equipment. (This was a late item for the agenda.) Based on a May 3, 2017 inspection report, some sprinklers are missing and several sprinkler heads are inoperative. John Pawloski, Sr. moved to authorize \$2,140 of capital reserve funds to be used to pay Metro Fire Equipment to install new sprinklers in the Farnworth Hall mezzanine, closets located under the mezzanine and entry area, and replace eight sprinkler heads at both Farnsworth and Read Halls. The work shall also include inspection of check valves and pipe obstructions. The motion carried unanimously.

Adjourned: 9:49 a.m.

Submitted by Ward Jennings, Secretary

Attachments:

[Kee Cards Report showing sales through April 30, of each year since 2011](#)

[The Dreamland Villa Website Proposal](#)

Open Forum Comments:

Jackie Young stated she has passed the Kitchen Manager test and now has her Kitchen Manager License.

Copper Heights Maricopa County Zoning Hearing scheduled for May 11, 2017 has been cancelled by the owners of the facility according to Beth Coons because people created such a "ruckus" that the Copper Heights owners felt they would lose their zoning request. Residents of Dreamland Villa provided more than 80 letters opposing the continued use of this facility as a drug rehabilitation facility for under-aged persons. The owners entered into a consent agreement, among other things, requiring them to (1) stop their residents congregating on the west end of their property,

the primary source of foul language and cigarette smoke and (2) discontinue their residents walking through any portion of the Dreamland Villa Subdivision. Should they violate any portion of the consent agreement, the fine is \$1,000 per day. They have requested an eight month extension for the current permit in order to relocate their operation to a new building at 70th Street and Main Street in Mesa. The Maricopa County Board of Supervisors meeting scheduled for June 7, 2017 has also been cancelled.

The Directors agreed to meet for a Strategic Planning Committee meeting on July 11, 2017 to discuss the second quarter financial results, status of the new website's development and how to address the continued declining revenue that threatens the long term future of Dreamland Villa as we currently know it.