

## **Dreamland Villa Retirement Community Board of Directors**

October 10, 2018, 6:30 p.m Meeting Minutes

**Welcome:** Johna Sharp, President.

**Pledge of Allegiance.**

**Call to Order:** 6:35 p.m. by Johna Sharp, President

**Roll Call:** Kathie Chismar, Secretary. Present were Johna Sharp, Earl Munday, Dan Hampton, Kathie Chismar, Larry Thoma, Kathie Wissinger. A quorum was present.

**Ratification of Minutes:** Kathie Chismar moved to ratify the following minutes: May 9, 2018, Board Meeting Minutes; August 29, 2018, Revised Special Meeting Minutes; October 3, 2018, Study Session Meeting Minutes; September 17, 2018, Executive Session Meeting Minutes. Earl seconded the motion. The motion passed unanimously.

**Administrative Services Report:** Jack Babb advised the office is fully staffed and new office hours include Thursday evenings and Saturday mornings. Judy Trudel will take over the monthly potluck at Farnsworth Hall and Betty Ann Cannino has taken over the Coffee Social at Read Hall. The report on file in the office.

**September 2018 Financial Statements:** Dan Hampton, Treasurer. Dan reported the balance of all accounts is \$76,000 higher than 2017 at this time. He would like to emphasize broad categories in the future reports that indicate how the community is doing. He suggested a midyear review. The full financial report is available on the official bulletin board and in the office.

**Standing Committee Reports:** The Committee reports, if available, are on file in the office.

**Fill Vacant Director Seat:** Johna Sharp made a motion to accept Aggie Forsyth as an interim Director to serve until the next scheduled election. Earl Munday seconded the motion. Aggie presented her qualifications for the position and her personal history as a dedicated volunteer who will be a valuable asset to the Board. The motion passed unanimously.

**Old Business:**

**SRP Easement:** At the August 29, 2018, Special Board meeting, a motion was passed to approve SRP Easement Job T2067483. This easement was for placement of underground electrical facilities within the Nature Trail. This easement has not been signed, as further review concluded that specific access needed to be defined as well as maintenance responsibility assigned to SRP.

**Pool Maintenance:** Earl Munday made a motion to retroactively approve the contract for \$3450 for the Quality Pool Service contract to correct the pool water acid issue. Aggie seconded the motion. A motion was passed at the May 9, 2018 Board Meeting to allow \$5000 to be transferred from Unassigned Revenue to the Pool Maintenance Budget for water recycling to correct the acid issue at Read Hall. No funds were transferred and the use of the wording "Unassigned Revenue" was incorrect. The intent was to set aside funds to pay for the recycling of the pool water once all bids were obtained. At the time there were two bids for \$5000. A third bid was later obtained from Quality Pool Service for \$3450 that included recycling of the Farnsworth pool water as well. This bid was reviewed, accepted and signed; the work at both locations has been completed. The motion passed unanimously.

**Policies & Procedures - Facility Rental Rules and Fees:** Earl Munday made a motion to accept the revised Facility Rental and Lease Rules and Fees policy and procedure and remove the associated rental forms and make them part of the office procedures. Kathie Wissinger seconded the motion. The fees will be posted on the website. The motion passed unanimously.

**Policies & Procedures – Pool Access, Holidays:** Earl made a motion to eliminate the Pool Access, Holidays policy and procedure. Aggie Forsyth seconded the motion. The pools are opened by maintenance and closed by Security on holidays and the policy is not currently enforced. The motion passed unanimously.

**John’s Villa Ad Hoc Committee Report:** Aggie Forsyth made a motion to sell the abandoned restaurant equipment and move forward with clearing and cleaning the space. Dan Hampton seconded the motion. Earl reported that he contacted an auction house to sell the large equipment but they have not called back. There will be an advertisement in the November *Citizen*, as well as other advertising options. Anyone who wishes to donate items may participate. The motion passed unanimously.

**New Business:**

**Membership and Transfer Fees:** Johna made a motion to continue to waive the membership fee for the first year when a new resident pays the Transfer Fee for 2019. Dan seconded the motion. The offer is good for up to two Kee cards. The motion passed with a vote of 6 to 1.

**Volunteer Committee Chair:** With the advice and consent of the Board, the President appointed Bea Westall as the new Volunteer Committee Chair. The appointment was approved.

**Adjournment:** 7:50 p.m.

**Open Forum:** There were no requests submitted.

| Submitted by Kathie Chismar, Secretary

Attachments

| [Administrative Services Manager Report](#)