

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

October 9, 2019, 6:30 p.m. Board of Directors Meeting

Approved October 12, 2019

**Welcome:** Johna Sharp, President

**Pledge of Allegiance.**

**Call to Order:** 6:30 p.m. by Johna Sharp, President

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

**Ratification of Minutes:** Kathie Chismar made a motion to approve the minutes of the May 7, 2019 Executive Session Meeting Minutes, May 8, 2019 Board Meeting Minutes, and October 2, 2019 Study Session Meeting Minutes. The motion was seconded and passed unanimously.

**April 2019 Treasurer's Report:** Dan Hampton, Treasurer. Dan reported that we are under budget for current expenses. He thanked Jack and the office staff for their work. The report will be posted on the bulletin board and in the Citizen. Members may request a copy of the report from the office.

**Administrative Services Report:** Jack Babb, Administrative Services Manager. A copy of the report is available in the office.

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

**Old Business:** None

**New Business:**

**Building and Grounds:** Earl made the motion to approve the emergency expense of \$6400 to replace an air conditioner at Farnsworth Hall. The motion was seconded and passed unanimously.

Dan made a motion to approve the emergency expense of \$4500 to replace a pool pump at Farnsworth Pool. The motion was seconded and approved unanimously.

**Policies and Procedures:**

**By Law Revisions** Earl made the motion to recommend to the general membership that Article III Bonding be deleted. The motion was seconded and passed unanimously.

Earl made a motion to recommend to the general membership that Article XI Nomination and Election of Directors and Officers. Section 1 be amended to change the requirement that the nominating committee members be appointed at the October Board meeting to having them appointed by the November Board meeting. The motion was seconded and passed unanimously.

Earl made a motion to recommend to the general membership that Article XI Nomination and Election of Directors and Officers Section 4a be amended to delete the language about specified terms and change that language to the length of time that a person would be elected to serve. The motion was seconded and passed unanimously.

**Policy and Procedure Revisions:** Earl made a motion to delete the Exercise Waiver in Policies and Procedures. The motion was seconded and passed unanimously.

Earl made a motion to amend the language in the Absentee Ballot Policies and Procedures to include all voting by the general membership rather than just election voting and to add notification by the Policy and Procedure Chair to the general membership for non-election votes. The motion was seconded and approved unanimously.

Earl made a motion to amend the Activities Policies and Procedures to raise the monthly Activity Fee from \$10 to \$15 per month. The motion was seconded. After discussion, the motion failed with a 0 in favor and 7 opposed.

Earl made a motion to amend the Annual and Transfer Fees Policies and Procedures. The motion was seconded and after discussion, the motion was approved unanimously.

Johna made a motion to amend the Annual and Transfer Fees – Defined Policy and Procedures to correct some language and to add a section relating to rental houses. The motion was seconded and passed unanimously.

**2020 Membership Fee:** Johna made a motion that we freeze the membership fees for 2020 until additional membership options have been fully explored. After discussion, the motion passed with 6 in favor and 1 opposed.

Earl made a motion to eliminate the credit card fees and payment plan service fees. The motion was seconded and passed unanimously.

Earl made a motion to continue the policy of including the first year's membership (up to a maximum of two) in the Initial Membership Fee and add the feature to include the following year's membership for those houses closing in November or December. The motion was seconded and passed unanimously.

**Residential Phone Directory:** Earl made a motion to discontinue the printed Phone Directory. Jack advised he is looking into an online system that would be available to members only

**Use of Read Hall Rooms A&B:** There was a request to use Rooms A and B for a weekly meeting including nonmembers. During discussion, the board decided that Rooms A and B are for members use. Larry suggested we offer the "Green Room," adjacent to Read Hall as an alternate. Earl made a motion that we approve rental of the Green Room for \$10 an hour for members and \$25 an hour for nonmembers. The motion was seconded and passed unanimously.

**Committee Chair Appointment:** Johna requested advise and consent of the Board to approve the appointment of Jill Holleque as the Nomination Committee Chair. The appointment was approved unanimously.

**Adjournment:** 8:33 p.m.

**Open Forum:** No open forum requests.

Submitted by Kathie Chismar, Secretary