

MINUTES  
Dreamland Villa Retirement Community  
Board of Directors Meeting  
April 9, 2024, 9:30 AM, Read Hall

Heather made a general announcement apologizing if she didn't call on people last week who may have raised their hands; the letter sent from a former board member to one of the activities monitor that was also sent to the IRS with none of the other Directors aware of; that DVRC has no official social media site and it is the Facebook admins to allow what content is posted and how large the divide in the community is and the need to focus on the future of Dreamland Villa.

**Welcome:** Heather Canterbury, President

**General Announcements:** the 4/10 Casino trip has been rescheduled for 5/15, 4/10 Card Bingo, 4/13 Pancake breakfast NO coffee social, 4/20 Mexican Fiesta, 4/27 coffee social in the morning and Ice Cream Social in the evening.

**Pledge of Allegiance**

**Call to Order:** Heather Canterbury, President

**Roll Call:** Joyce Canino, Secretary. Directors: Heather Canterbury, Dave Warren, Steve Malone, Kevin Brueback, Betty Mazza, Elizabeth (Beth) White and Joyce Canino. All Directors present.

**Ratification of Minutes:** Directors, except Heather and Dave, ratified the March 12, 2024, Board of Director's meeting minutes. All Directors ratified the Board of Director's April 2, 2024, Study Session minutes.

**Treasurer's Report:** Beth stated 2 CD's that came due were rolled over for another 60 days, and provided the financials for end of March.

**Office Manager Reports:** Heather read off Zayre's report for March: 16 properties were on the market/in escrow, 11 paid the transfer/escrow fee and 10 returned the age affidavits.

**OLD BUSINESS:**

**Employee Lunch Break:** Heather made a motion to approve a 30 minute paid lunch if employee stays on premises; if employee leaves the premises, they will need to clock out/back in and adjust their work schedule. Effective with the May 6th, 2024, pay period. Joyce second, passed unanimously.

**Committees:** Heather made a motion to rescind the 4/12/2022 motion changing Personnel Committee to a Coordinator position and reinstate the Personnel Committee and appointed Syd Clark as chairperson. Beth second, 6 passed and 1 opposed.

Heather made a motion to rescind the 4/12/2022 motion changing Contracts Committee to a Coordinator position and reinstate the Contracts Committee, offering if someone is interested in being the chairperson to talk to her. Dave second, passed unanimously.

**T2 Presents, LLC:** Steve discussed the letters sent in the past with regards to not renew the lease; Betty said per the contract, DVRC needs to give them a 60 day notice of non-renewal; Kevin suggested Heather should send a letter prior and state that DVRC has no intention of renewing the lease. Steve made a motion for Heather to draft a letter of nonrenewal and to restore the building to what it was prior to signing of the lease. Kevin second, passed unanimously.

**Sponsored Associate Membership:** Heather made a motion to approve one sponsored associates application for membership. Theresa Rieger sponsored Patricia Bishop. Steve second, 6 approved, passed.

**Block Watch Party:** Heather made a motion to approve the use of the Butte Street vacant lot for Chairperson Shannon Rees to use on April 13<sup>th</sup>, 2024, and the use of Read Hall tables and chairs. Dave second, passed unanimously.

**NEW BUSINESS:**

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**Office Summer Hours:** Beginning May 6<sup>th</sup>, 2024, the office will be open for business Monday, Wednesday and Friday from 9am-1pm.

Part-time personnel will work 8:30-1:30 Monday, Tuesday and Wednesday.

Volunteers will come on Thursday and Friday to work on filing, stale affidavits, etc.

Full-time (Zayre and new hire) will work 8:00 am-2:00 pm Monday through Friday for training and other work needed.

Doing this will save 10 hours of part time wages, 10 hours of the new full-time wages and 10 hours of Zayre's wages, which would equal over \$500 a week. Kevin asked if the reduced hours would affect benefits, Dave and Heather said Arizona considered 32 hours Fulltime.

**Policy & Procedures:** Kevin made a motion to update the P&P section for Directors, Board of, Section G as to who can attend Study Sessions and Board Meetings to reflect what the By Laws states. Any resident can attend Study Sessions but only kee card members can attend a Board Meeting. Joyce second, passed unanimously.

**By Laws:** Kevin brought up for discussion a change to the By Laws that would require any member who would like to be a candidate for the Board of Directors must be 55 or older; Dave stated that there's not enough people now that want to step up and the By Law has been the same for over 60 years now so why does it need to be changed; Joyce suggested maybe allowing one board seat to be filled by someone under 55; a few members in attendance felt the same saying it's time for some new ideas that younger members may be able to bring to the community; while others felt this is a 55+ community and should be ran by Directors over 55.

Kevin also brought up another By Law proposal change that anyone under 55 living in the 18 sections of Dreamland Villa will become a nonvoting member. Steve stated that according to age affidavits that have been returned, currently only 6 homeowners/members residing in DVRC 18 sections are under 55. This discussion was similar in responses to the other age By Law change with some members referring to the Social Membership that was voted and changed at the annual meeting in 2016 giving all residents voting rights (167 Yes/36 No); a Director stated this would cost DVRC to lose membership when the numbers are already down; a few members mentioned the same while others said just send the changes for a vote. Majority of the members said these changes did not warrant a Special Meeting for voting in November and should be voted at the Annual Membership Meeting in January. The Board would like to research more on both these changes in regard to what (if) the consequences would be on membership/community. More discussion may be included at the May Study Session.

Prior to adjournment, Syd Clark advised that ArchWell Health would like to sponsor an outside event on May 24<sup>th</sup>, from 5-7 at no cost to DVRC. They will do all the decorating/cleanup, have shaved ice, games, music and give away prizes. Syd is working with Dave on this endeavor.

Adjourn: 10:48 AM

Submitted by: Joyce Canino, Secretary