

Dreamland Villa Community Club Board of Directors
January 3, 2017, Approved Study Session Minutes

Guest Speaker: Felecia Rozansky, realtor with Call Realty, stated that Dreamland Villa has a disconnect with the real estate community since most realtors have no knowledge about Dreamland Villa, its 55+ age-restriction or whether it is a voluntary HOA with no mandatory fees. Felecia suggested that the lack of public knowledge necessitated Dreamland Villa to start creating a partnership with realtors. This could include events such as lunch & learn programs and inviting realtors to entertainment events. Felecia suggested that the current real estate trends in the East Valley housing market make houses in the Dreamland Villa Community very attractive for lower income under-aged families.

Welcome: Pat Clark, President.

Pledge of Allegiance

Call to Order: 9:17 a.m.

Roll Call: Ward Jennings, Secretary.

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

Old Business:

Re-roof Read Hall's Buildings A& D: Buildings and Grounds Committee Chairperson, John Pawloski, Sr., stated four companies submitted bids to strip the existing roofing material, inspect underlayment and replace the existing roofing material with upgraded architectural shingles. Choice Roofing submitted the low bid of \$14,485. Change orders shall be issued for individual sheets of underlayment that may need to be replaced. The contract committee has been forwarded the information so that a contract may be finalized.

1989 A/C Unit: Concurrent with the re-roofing project, John suggested that a 1989 A/C unit be removed from an area above the wood shop and a replacement unit be installed. One bid for \$6,000 has been received. Additional bids have been requested.

Rental Properties Occupant Disclosure: Ward Jennings, Treasurer, shared with the Directors a letter received from an attorney delineating Dreamland Villa's responsibility to meet the requirements of the Fair Housing Act and Maricopa County Senior Citizen Overlay Zoning District. This letter will be used in an attempt to get rental property owners/managers to comply with the occupants' reporting requirements.

Annual Membership Meeting, Tuesday, 2 p.m., January 10, 2017: The Directors discussed changes to the Rev #2, Draft Annual Meeting Program, Tuesday, January 10, 2017. It was agreed that the required information be presented in the least amount of time in order to keep the annual membership meeting on schedule and completed as quickly as possible.

Membership Meeting, Tuesday, 6:30 p.m., January 10, 2017: The Directors agreed the program would be the same, except the scheduling times would change.

New Business:

2017 Preliminary Budget: Ward Jennings, Treasurer, provided the Directors and attendees a *Preliminary* 2017 budget for review and discussion at a later date.

Administrative Policy and Procedures: Ann Krasselt, Committee Chairperson, was unable to attend the study session. Two other committee members in attendance requested discussion of the two items below be deferred to a subsequent date.

Advertising Committee: New committee proposed.

Sales and Marketing Committee: Create a separate Farnsworth Hall Outside Sales Committee.

Bocce Ball Court Carpet Replacement: Buildings and Grounds Committee Chairperson, John Pawloski, Sr., stated he had received two responses to six requests for quotes for Bocce Ball Carpet replacement. One estimate to remove and recover four courts was \$17,246; the second estimate was \$10,965. A quote of \$5,589 was received to recover two courts. John did not propose any action be taken at this time.

Adjourned: 10:07 a.m.