

**Dreamland Villa Retirement Community Board of Directors**  
**May 2, 2018, 6:30 p.m. Study Session Minutes**

**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, Mary Newkirk, Larry Thoma, Kathleen Wissinger, Lynn Campbell, and Kathie Chismar. A quorum was present.

**Old Business:**

**Standing Committee Chair Positions:** Johna Sharp noted there are open positions in Fund Raising, Neighborhood Watch, Advertising, Compliance, Outdoor Recreational Activities, Residential Sales and Marketing, and Strategic Planning. A list of Committee Chairpersons is available in the office.

**Arizona Corporation Commission:** Johna Sharp advised that the Commission website is updated.

**Check Signers:** Earl Munday advised that all 7 Directors are authorized check signers and the 2 former Directors have been removed from the account.

**Chart of Accounts:** Mary Newkirk advised that changes to the Chart of Accounts has not been made but will be changed to include the Kitchen Renovation Reserve Fund.

**John's Villa:** Lynn Campbell reported that John's Villa will close on May 31. Her committee has many suggestions for use of the space and they are all under consideration.

**Farnsworth Kitchen Keys:** Mary Newkirk reported that Bea Westall and Cathy Jageler reviewed the keys and will keep in a new location. A copy of the keys will be in the office.

**Administrative Service Manager Update:** Johna Sharp introduced Jack Babb. Jack spoke about his experience and personal history in the Mesa area. Everyone welcomed him.

**Farnsworth Hall Pool Deck Repair Contract:** Larry Thoma advised that the deck repairs will be performed by Jasper Service Pro, DBA Specialty Cleaning Services as approved for \$4808.50. Jasper has the commercial license for Specialty Cleaning Services. The pool will be closed the week of May 15. Signs will be posted at the pool and on the website. Jasper is providing a 1 year warranty for the repairs. The FH pool will close at 10pm as of May 3. Signs will be posted at the pool and on the website.

## **New Business:**

**Farnsworth Hall:** Earl Munday discussed the Pickleball group using the east end of Farnsworth Hall when it is too hot to play outside.

Cathy Jageler advised the Lumos Arts Academy would like to rent Farnsworth Hall for rehearsals and performance of their 6<sup>th</sup> grade talent production. They will purchase the standard Liability insurance and pay the standard deposit. This may lead to future bookings.

The directors agreed that we would not honor a quote from a previous Farnsworth Hall Manager which is below the current rate for a two-day Blues Brothers tribute event in May.

**Read Hall:** Earl Munday advised Policies and Procedures limits use of Read Hall to DVRC Members. If we want to take advantage of Read Hall's revenue potential, we need to make a change to Policies and Procedures.

**Woodshop Expansion Proposal:** Ron Wilson, lead Woodshop monitor, presented a few suggestions to increase the size of the Woodshop and address noise issues. He agreed to work with Lynn Campbell and the John's Villa ad hoc committee to find solutions.

**Building and Grounds Summer Projects:** Larry Thoma would like to upgrade the bathrooms at the Farnsworth pool while it is closed for Deck Repair. He would also like to upgrade the bathrooms at the Read pools. The work will be done by our maintenance staff.

There are many complaints at both pools about pool maintenance. It appears Pineapple may not have a commercial license. Proposals will be presented at a future meeting for a new company. Other projects include stripping and resurfacing the stage floor at Farnsworth and a new gutter on Read Hall. Proposals will be submitted at the next board meeting, or at a special meeting.

**Staffing:** Johna Sharp advised that we will not hire a receptionist until the fall because the office is on their summer schedule and Jack needs time to adjust to his new position.

Larry Thoma will work with the Personnel committee to hire a part time employee for the summer to assist with the maintenance and upgrade projects outlined above. The funding is in the budget due to having spent less than budgeted to date in payroll category.

**Office Hours:** Mary Newkirk advised the summer schedule is 8 a.m. to 12 Noon. We need to consider additional hours for residents that work. She is on vacation May 9 – 22.

**Adjournment:** Meeting was adjourned at 8 p.m.

## **Open Forum:**

Connie Dugan addressed concerns at the Read Hall Pool. She is happy to hear Larry is addressing her concerns.

Kathie Chismar is setting up a bus trip to Mataztal Casino on August 11 out of Farnsworth Hall.  
*Submitted by Kathie Chismar, Secretary*