

**Dreamland Villa Retirement Community Board of Directors
October 3, 2018, 6:30 p.m. Study Session Meeting Minutes**

Welcome: Johna Sharp, President

Pledge of Allegiance.

Call to Order: 6:35 pm by Johna Sharp, President

Roll Call: Kathie Chismar, Secretary. Present were Johna Sharp, Earl Munday, Larry Thoma, Kathleen Wissinger, Kathie Chismar. A quorum was present. (Efforts to connect remotely with Dan Hampton via computer and phone were unsuccessful due to technical difficulties.)

Old Business:

John's Villa Space: The Board discussed the plans purposed by the Ad Hoc Committee. Further research may be required to determine the best use of the space. The abandoned equipment needs to be sold and the area cleared and cleaned. Since the items were abandoned by the former tenant and are not part of a facility upgrade project, they are not considered to be surplus property and should not subject to the Disposal of Surplus Property Policy and Procedures. A suggestion was made to run an ad for rental of the space.

New Business:

Increase Membership/Volunteers/Committee Chairs: The Board discussed the need for increased membership and volunteers to support our community. Volunteer information collected at the New Residents meetings is turned into the office. The list needs to be reviewed and volunteers contacted immediately afterwards. More direct contact with neighbors through Block Watch groups may encourage membership and participation in the community. There are approximately 2100 residents with active kee cards this year, an increase from 2017. Increased membership could result in an increase in volunteers.

Membership/Transfer Fees 2019: The Board discussed whether we should increase our membership fees to \$190 per year, as they have not been increased for several years. Several members felt the increase would be difficult for our seniors on fixed incomes and may result in a decline in membership. The escrow fee is currently \$50 and Jack advised that it could probably be raised to \$100. The transfer fee could also be increased. The Board also discussed the current procedure of waiving the first-year membership fees to home purchasers that pay the transfer fee. This procedure will need to be voted on if it is to continue in 2019.

Policies and Procedures Changes: The Board discussed changes to the Facility Rental and Lease Rules and Fees policy and procedure. The new Facility Rental Fee schedule pricing was discussed. Also discussed was removing the associated rental forms from the Policy and Procedures and making them part of the office procedures. This would eliminate the need for

Board approval each time a form is changed. The proposed revisions can be viewed in the office and are attached to these meeting minutes.

Discussion was held regarding the removal of the Pool Access, Holidays policy, as this process is not currently enforced. Our Maintenance staff opens the pools on holidays and Security closes the pools.

Discussion was held on the Annual and Transfer Fees policy and procedure. The current policy requires that all residents of a household purchase a kee card. However, "Office Staff is NOT to reject a prospective member's request for an exception". There was discussion on whether the Board should remove the requirement for all residents of a household to purchase a membership since we cannot enforce it. Doing so may cause a decline in membership.

The issue of renters using cards issued to the property owner was also discussed. All questions regarding validity of kee card usage should be directed to the Office.

Building and Grounds – Pools: Discussion was held about the pool filters. Larry advised that our pool filters have not been serviced for quite a while and require repair and new sand. Pineapple Pools has quoted \$350 to \$400 for labor per filter to change the sand and replace gaskets. There are 1 small, 1 medium and 2 large filters at the Read pool and 4 large filters and 1 small at the Farnsworth pool. It is believed that after our maintenance staff has helped with repairing a few of the filters, that they should be able to repair the remaining filters. He advised that the heaters at the pools are turned on when it is below 80 degrees at night for 3 days, and that the heaters are now turned on. Larry will write up a winter schedule for pool temperatures and pool cover dates.

Adjournment: 8:35pm

Open Forum: Dave Senke discussed his plans for Pickleball this season.

Submitted by Kathie Chismar, Secretary