

Proposed By Law Amendments For 2023 Annual Meeting

ARTICLE I, THE PRESIDENT

Section 1. It shall be the duty of the president to preside at all meetings, unless called by the membership and enforce all rules and regulations relating to the administration of the Dreamland Villa Retirement Community.

Section 2. ~~The president shall call meetings of the Dreamland Villa Retirement Community or Board when he or she deems it necessary, or when requested by the Board, or upon receiving a written request by Dreamland Villa Retirement Community members, signed by at least one hundred (100) members.~~

Meetings of the Dreamland Villa Retirement Community shall be called by the President or the Board of Directors when a majority of the Board deems it necessary. The membership may call a special meeting of the membership for any purpose by obtaining signatures of 100 members. It shall be the duty of the Board of Directors to verify those signatures within five (5) business days of receipt. The petitioners shall establish the date of such special membership meeting. The Board of Directors shall facilitate and communicate to the membership the date of such special meeting. Notification must be at least ten (10) days but not more than sixty (60) days before the meeting date. At the commencement of the special membership meeting the members shall take nominations for the position of Presiding Officers and vote on who shall preside over the session.

Section 3. The president shall provide all Board members with a current copy of the governing documents, e.g., copy of the Articles of Incorporation, the By Laws, and the Policies and Procedures of the Dreamland Villa Retirement Community.

ARTICLE III, SECRETARY

Section 4. Within ten (10) days of each Board meeting the Secretary shall ~~post~~ publish a copy of the official minutes on the ~~official bulletin board~~ designated notification sites of Dreamland Villa Retirement Community, ~~and publish them in the next issue of the Citizen. Designated notification sites are the official bulletin board, website, and the Citizen paper.~~

ARTICLE IV, TREASURER

Section 5. The treasurer shall make a report of the Dreamland Villa Retirement Community financial standing at each Board Meeting and at each Dreamland Villa Retirement Community meeting, ~~post and publish it on the designated notification sites, official bulletin board, and publish it in the next issue of the Citizen.~~

Section 6. The treasurer shall ~~post~~ publish on the designated notification sites, the audit report and annual statement of financial conditions after the acceptance of the audit by the Board. ~~official bulletin board, and in the next issue of the Citizen.~~

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ARTICLE V, BOARD OF DIRECTORS

Section 2. It shall be the duty of the Board to execute the policies of the Dreamland Villa Retirement Community and all applicable county, state and federal laws and regulations.

Section 5. A member of the board must be available for all board meetings, ~~from October through May.~~

Section 10. The Board shall not authorize a capital expenditure (an expenditure for the addition or improvement to new or existing properties) in excess of twenty thousand dollars (\$20,000) ~~dollars~~ without the approval of a majority of the voting members present at ~~a regular~~ the annual or special meetings of the Dreamland Villa Retirement Community. ~~Community's~~ general membership, ~~that~~ The membership shall be advised of such an expenditure and date of such meeting with at least thirty (30) days prior notice published in the designated notification sites, published in the Citizen of such meeting, and that a ~~Any expenditure for maintenance or repair, over twenty thousand dollars (\$20,000) this amount for maintenance or repair,~~ shall not be subject to this rule, but shall require approval of the Board of Directors.

Section 11. The Board shall not authorize the sale of any real estate without the approval of a majority of the voting members present at the annual or special meetings of the Dreamland Villa Retirement Community. The membership shall be advised of proposals to sell real estate by prior notice published on designated notification sites.

Section 12. The Board should seek legal counsel e.g., for contracts and leases, but no director, including the President, may seek legal services at the expense of Dreamland Villa Retirement Community without first obtaining a majority vote of an approved agenda item at a Board meeting for which there are documented and published minutes. All legal counsel requests and responses provided verbally or written, shall be shared with all Directors in a timely manner, 2 days.

ARTICLE VI, STANDING COMMITTEES

Section 1. Standing and ad hoc committees chairs as well as coordinators shall be appointed by the President, with the advice and consent of the Board.

ARTICLE VII, MEETINGS

~~**Section 2a.** The treasurer may give his annual report at the March Board meeting, and it shall be published in the next issue of the *Citizen* and posted on the bulletin board at Read and Farnsworth Halls. Annual reports of officers and committee chairpersons of the outgoing Board of Directors may also be given.~~

Section 4. Board meetings may be held in the second week of each month ~~(except June, July, August and September).~~

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ARTICLE IX, RULES

Section 4. ~~No smoking will be allowed in any Dreamland Villa Retirement Community indoor facilities, or in the pool areas, showers, or restrooms. Smoking or vaping is not allowed in the interior rooms, pool facilities, or within 20 feet of the doors of any Dreamland Villa Retirement Community facility.~~

Section 6. The By Laws may only be changed by a majority vote of the ~~general~~ membership at a meeting of the membership. Proposed Bylaw changes should be type written using the markup method, strikethrough and underline. Each proposal shall establish an effective date upon passage. Proposed Bylaw changes must be submitted to the Board of Directors eight (8) days prior to a board meeting. All proposed Bylaw changes advanced by the Board shall be published on the designated notification sites.

Section 7. An elected Dreamland Villa Retirement Community board director may only be removed by recall. The recall process is initiated when a petition signed by at least 100 Dreamland Villa Retirement Community members in good standings is delivered to the Dreamland Villa Retirement Community office at 320 North 55th Place Mesa, AZ 85205, in care of the Board of Directors. It shall be the duty of the Board of Directors to verify those signatures within five (5) business days of receipt. The petitioners shall establish the date of such special membership meeting. To facilitate and communicate to the membership the Board of Directors shall publish on the designated notification sites the date of such special meeting. Notification must be at least ten (10) days but not more than sixty (60) days before the meeting date. At the commencement of the special membership meeting the members shall take nominations for the position of Presiding Officer and vote on who shall preside over the meeting.

ARTICLE XI, MEMBERSHIP AND DUES

Any fee requested is a voluntary contribution. No fee is mandatory.

Section 1. ~~All persons residing within the 18 sections of Dreamland Villa and renters of apartments that are located at 315 (APN: 141-75-096 B & G), 321 (APN: 141-75-096 C) and 333 (APN: 141-75096 E & L) N. Higley Road; 5233 E. University Dr. (APN: 141-75-096 M, N, P & Q); 6732, 6742 and 6750 (APN: 141-62-013 H, J & K) E. Dallas St.; 245 N. 56th St. (APN: 141-49-041 F); 5631 E. University Dr. (APN: 141-49-041 D); 5825 E. University Dr. (APN: 141-49-006 J, K, L, M, P, Q, R & S); and 5925 E. University Dr. (APN: 141-49-006 E) that are not situated within the 18 Sections, provided such renters meet the residency standards established in the Senior Overlay Zoning Designation may purchase, a voting membership in the Dreamland Villa Retirement Community pursuant to the Administrative Policy and Procedure Manual. Annual fees shall be the same for all classes of membership. Membership may not be purchased for, by, or on behalf of any person not a resident of Dreamland Villa or of the apartments described above. Membership cards shall only be issued to individuals not to groups of individuals.~~

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Section 1. All persons residing within the 18 sections of Dreamland Villa and renters of apartments listed below as “Rental Properties” that are not situated within the 18 Sections, provided such renters meet the residency standards established in the Senior Overlay Zoning Designation, may purchase, a voting membership in the Dreamland Villa Retirement Community pursuant to the Administrative Policy and Procedure Manual. Annual fees shall be the same for all classes of membership. Membership may not be purchased for, by, or on behalf of any person not a resident of Dreamland Villa or of the apartments described above. Membership cards shall only be issued to individuals, not to groups of individuals.

Rental Properties: 315 (APN: 141-75-096 B & G), 321 (APN: 141-75-096 C) and 333 (APN: 141-75096 E) N. Higley Road; 5233 E. University Dr. (APN: 141-75-096 M, N, P & Q); 6732, 6742 and 6750 (APN: 141-62-013 H, J & K) E. Dallas St.; 245 N. 56th St.(APN: 141-49-041 F); 5631 E. University Dr. (APN: 141-49-041 D); 5825 E. University Dr. (APN: 141-49-006 J, K, L, M, P, Q, R & S); and 5925 E. University Dr. (APN: 141-49-006 E) that are not situated within the 18 Sections

Section 8. ~~Membership privileges and benefits shall be suspended by the Board for any person who: violates the rules and regulations of the Dreamland Villa Retirement Community; is charged with sexual harassment, with a deliberate act that causes interference and/or harassment to other individuals, particularly the physically challenged, or with the use of lurid or profane language and/or the conducting of one’s self in an offensive, suggestive or rude manner while on or in Dreamland Villa Retirement Community property or facilities; or causes Dreamland Villa Retirement Community to incur any costs, including legal fees, regardless of whether a lawsuit is filed; or violates Dreamland Villa Retirement Community’s governing documents and fails to correct the violations after notice is given in writing to such member.~~

Section 8. A member of Dreamland Villa Retirement Community may have their privileges and benefits suspended according to the procedures provided for in the Policy and Procedures entitled “Membership Discipline and Suspension”. For example, privileges and benefits may be suspended for any member who violates the governing document of Dreamland Villa Retirement Community.