

Dreamland Villa Retirement Community Board of Directors
AGENDA for the October 11, 2022 9:30 a.m. Meeting

Agenda items may be added or deleted prior to the Study Session.

The Meeting's attendees are invited to ask questions or make comments throughout the meeting.

Welcome: Steve Malone, President

Pledge of Allegiance:

General Announcements:

Call to Order: Steve Malone, President

Roll Call: Ward Jennings, Secretary. Directors and the Court's "Authorized Constituents": Joyce Canino, Patti Hanks, Ward Jennings, Steve Malone, John Pawloski, Sr.

Ratification of Minutes: Ratification of June 14, 2022 Board Meeting Minutes and October 4, 2022 Study Session Minutes

Treasurer's Report: Ward Jennings, Treasurer

Office Manager and Standing Committee Reports:

OLD BUSINESS: The motions listed below shall **possibly** be made at this Board Meeting.

2023 Annual Fees: Motion to rescind the April 12, 2022 Board of Directors meeting minutes and increase the 2023 annual fees by 10% to \$209.00.

Credit Card Fees: Motion to add an approximate 3% fee for all credit card charges.

Payment Plan Fees: Motion to change the \$5 per payment plan processing fee approved at the April 12, 2022 Board of Directors meeting?

Posse Lease: Motion to reaffirm the April 12, 2022 vote to reduce the Posse Lease to \$12 per year and refund \$588 previously paid.

Study Session Format: Motion to rescind the March 20, 2020 Board of Directors meeting motion changing the Study Session Format. Commencing with the October 4, 2022 Study Session the format shall once again have the Call to Order, Pledge of Allegiance and roll call. Study session minutes shall be posted to the website but shall not be published in the *Citizen*.

NEW BUSINESS:

Budget & Accounting Policy: Motion to amend the Budgets and Accounting Policy, adopted 10/20/2020, Paragraph II. 3. a. changing the threshold for capitalizing a purchase from \$3,000 to \$2,500 to align with the IRS criteria.

Committee Chairs and Board Coordinators: Motion to provide the Board's advice and consent to President Malone's appointments of new Committee Chairs: Amy Forester - Policy & Procedures and Christie Robbins - ad hoc Veterans Day AND Board Coordinator Ward Jennings - Residential Sales and Marketing, and Compliance.

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Canopy at Read Hall Pool/Hot Tub Area damaged in windstorm: Motion to authorize replacement of the damaged canopy at a cost not to exceed \$5,000. This approval shall allow work to be scheduled with a six to eight week order time. Expect insurance carrier to reimburse or pay for the cost; DVRC deductible is \$2,500.

Farnsworth Hall House Electric Meter: Possible motion to authorize DVRC to install a sub-electrical meter for the pool/hot tub area with an approximate cost of \$2,500 to be reimbursed by T2 Presents, LLC. (T2 indicated they have a possible alternative wherein they will install a meter.)

Ratify Board of Directors Actions: Since July 16, 2022, the newly seated Directors initiated emergency measures to address DVRC problems.

a. **CPA to file Annual Taxes:** Motion to ratify the authorization for Treasurer Ward Jennings to sign a Representation Agreement with CPA Andrew Sarager. Colby & Powell LLC, authorize Treasurer Ward Jennings to enroll in the IRS EFTPS and to authorize that firm to file 2021's tax returns and DVRC to pay the 2021 IRS and AZDOR taxes as well as the 2022's quarterly estimated tax payments.

b. **Credit Cards:** Motion to ratify the instructions to National Bank of Arizona to cancel the credit cards issued in the names of Jack Babb, Diane Fisher, Mary Newkirk and Teresa Moore and authorize one new credit card, limit \$2,500, to be issued in the name of Ward Jennings, Treasurer.

c. **Door Access System:** Motion to ratify purchase of (1) new computer and operating system to run (2) the latest version of WIN-PAC, the key card door access system to replace the original system that had a corrupted database.

d. **Farnsworth Hall Internet:** Motion to ratify restoring a CenturyLink internet line into Farnsworth Hall to support the DVRC camera system and pool access door updates to the key card reader.

e. **Order to Show Cause Lawsuit:** Motion to ratify decision NOT to pay the Carpenter, Hazlewood, Delgado & Bolen LLP (CHDB) law firm's invoice: July 1st invoice - \$6,382.50, first August 1st invoice - \$7,889.54, second August 1st invoice - \$10,076.54 and the September 1st invoice - \$30,547.68 totaling \$54,896.26.

f. **Membership Suspension:** Motion to ratify the suspension of the former directors Anthony Pagano and Johna Sharp DVRC membership for two years.

g. **VL Law Firm:** Motion to ratify authorization for President Steve Malone to sign a General Representation agreement with the Vial Fotheringham LLP ("VF"), Christina Morgan, attorney.

h. **Springs Realty Lease:** Motion to ratify the termination of the Springs Realty Lease by 12/31/22.

i. **Order to Show Cause Lawsuit:** Motion to reaffirm the Directors' Executive Session decision to indemnify the defendants' costs of defending the meritless lawsuit CV2022-009362. Establish a Profit and Loss statement account to record donations to offset the cost of the defendants legal fees.

Adjournment