

DREAMLAND VILLA COMMUNITY CLUB
Board of Directors Meeting Minutes
- Tuesday, December 10, 2013 – 9:00 AM - Read Hall

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The meeting was called to order by President Mathews at 9:00AM with a welcome to all present. Open forum was called for with no one coming forward

Pledge of Allegiance was lead by Lyle Wood

A confirmation vote was taken for Lane Allen as an interim board member with a motion by Charles Dubbs and seconded by Larry Wilkens. President Mathews swore in Lane and Mr. Allen then took a seat as a member.

Roll Call of Board Members by Lyle Wood revealed those present were: Lane Allen, Harry Cole, Dan Collins, Charles Dubbs, John Mathews, John Pawloski, George Sheppard, Patty Thorpe, Gordon Watson, Larry Wilkens and Lyle Wood. Absent Wendell Black.

A quorum was declared to be present.

11/12/13 Board Meeting Minutes – Lyle Wood made a motion to approve. Seconded by Patty Thorpe. Motion passed.

12/3/13 Study Session Minutes - Lyle Wood made a motion to approve. Seconded by George Sheppard. Motion passed

Treasurer's Report – Patty Thorpe

As of Nov. 30, 2013

Checking Balance	\$54,602.76
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Money market (capital reserve)	13,829.54
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Income November	6,303.43
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Expenses November	40,172.55
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We need to be careful in spending from now until the New Year when we have net income.

The 2014 budget was moved to be accepted by Larry Wilkens with second by Charles Dubbs. Passed.

Administrative Services Manager's Report – Jackie Young

2323 membership (owner) cards issued for year 2013 + 447 social (renter) cards

During November 14 escrows were processed, 6 homes sold of which 3 became members. The membership drive is on track with membership dues notices for 2014 mailed during the week of Thanksgiving with the help of volunteers. Complete report with file copy.

Committee Reports:

Sheriff's Posse Report – Commander John Pawloski

John is the new elected Commander. Our posse has received a good report from the Maricopa County Sheriff's Office. In addition to their work in Dreamland, they are assisting at the Superstition Mall..

Citizen Newspaper – Barbara Miller

Articles are coming in for the January Citizen.

Maintenance & Pool Maintenance (Progress Reports) – Harry Cole

Vandalism found at band shell and trash being dumped near our dumpster.

Read spa repaired by digging to find leak; also repaired water levelers at both Read and Farnsworth pools.

Lights at both Read and Farnsworth worked on. Heater out for Read therapeutic pool and switched with lap pool. Cost estimates to replace heater in work; expect repair will be complete this month.

Complete report with file copy.

Entertainment– Harry Cole

Many are events coming up during this holiday season. This week Dreamland Talent show on Thursday and Choir Concert on Friday

Hobbies, Crafts, and Indoor Activities – Red Westall

No report

Library Report– Dan Collins

No report

Membership – Karen Peterson

20 volunteers used thus far and more needed for January. John Mathews added that computer skills needed to help office on a project.

Nature Walk – Larry Wilkens

Wednesday is trail clean up day 61st St to Higley. Eagle scouts have repaired benches. Audubon plaque has been installed.

Outdoor Recreational Activities – Ken Hyink

Many outdoor activities are just getting going. Pickle Ball needs more courts. Ken is hoping to rejuvenate horseshoe playing.

Personnel– Steve Holleque

Eric Blackburn is the newly hired part time maintenance person.

Welcoming Committee– Hazel Dubbs

The new resident orientation was held Nov. 19 with 18 persons in attendance after mailing 34 invitations. The Help Services video was shown. Next meeting January 21, 2014.

Compliance Report – Gordon Watson

17 complaints open at this time. 3 remain open from 2012

Nominating Committee Progress Report – Dave Senke

A committee meeting was held November 27 with members to contact potential candidates to run for the board. Two candidates identified thus far with 5 needed. Jim Cook is assisting with pictures and bios for the January Citizen paper and website. Candidates who are renters have come forth but

Dreamland bylaws make them ineligible, a problem that needs to be discussed. Complete report with file copy.

Lyle Wood added that Section XII of the bylaws re Membership needs to be examined by the board in a study session. Charles Dubbs noted that a previous DVCC President was a renter before our Club became a HOA, (HOA status has now been rescinded.)

Website – Dorothy Randall

Brief comments were made.

Block Watch Report – Barbara Miller

Katie Senke as co-chair was introduced. There will be a meeting at Farnsworth Hall January 28 only for current members of the Block Watch.

Contracts – Lyle Wood

A DVCC insurance review is coming up soon. We have received a new buy out offer for our cell tower lease in the largest amount we have seen so far. A bible study group of 175 persons has offered to lease Farnsworth Hall Sunday afternoons for two hours for \$100 per use during January and February and beyond perhaps. Normal rent is \$200. Most board members felt we should stick with our regular rent rate and the bible study group will be so informed.

Old Business:

Follow-up on Membership Card Proposals by NXTGen & Malibu – Larry Wilkens

The system requirements are being researched.

Public Relations & Information – Open House For Realtors - Wendell Black & Larry Wilkens

Report given by Larry Wilkens. This open house will be a joint venture with the Membership Open House. Sandra Arkland, a Dreamland exclusive realtor with Farnsworth –Ricks Realty and a member of the club, noted from the audience that many realtors do not know the 55+ age requirements of this community and do not sell the concept of club membership. She agreed to serve on the Open House committee.

Social Membership Cards 2014 – Rules & Guidelines – Jackie Young

Quite a number of homes are being bought as investment properties with the new owners not paying Club Membership fees and the renters wanting to become club members. Dilemma – do we turn these renters away or take their \$125 membership dues without the owner paying the \$400 membership fee? Action need by the Board to resolve this dilemma

Flexible Budget Costs (Where can we save expenses?) - General Discussion – Patty Thorpe

Some expenses reviewed. Bottom line - approval of the Treasurer need if you have expenses not covered by the budget.

Spring Open House – Progress Report – John Pawloski

Set for February 22. Realtors time is 9AM to 11AM. Prospective members is target audience 1 1AM to 3 PM. Next committee meeting December 16

Proposal to amend Bylaws Article VI Section 4 Re Engaging a CPA to do the Audit every Five Years – Charles Dubbs

Motion by Larry Wilkens made that this requirement be deleted. Second George Sheppard.

Discussion by those knowledgeable in the audience re accounting and audits indicated CPA's charge too much for the effort they perform and we have qualified persons in the community, although not CPA'S. Motion passed.

New Business:

Updated Activity Group and Standing Committee Lists – John Mathews
Lists were handed out.

Proposed By-Law Changes – Article VI Section 5 Re: Director Absences- John Mathews

A motion was made by John Pawloski to delete the word “unexcused”. Seconded by Dan Collins.
A vote was taken. Motion Failed.

Proposed By-Law Changes – Article XI Section 1 Re: Substituting October for September for Approval of the Nominating Committee Members - John Mathews

A motion was made by Lyle Wood. Seconded by Patty Thorpe. A vote was taken. Motion Passed .

Proposal to Award Dreamland Members who bring New Members Into Club – John Mathews

A motion was made by Lyle Wood to award Dreamland members \$25 for each new member brought into the club through the existing member efforts. Second by John Pawloski. Motion Failed

The meeting was adjourned at 10:28 AM followed by an Executive Session.

Submitted by Lyle Wood, Secretary

Editorial note: Following this meeting President John Mathews resigned from the Board and its Presidency