

## **DREAMLAND VILLA COMMUNITY CLUB**

Board of Directors Meeting  
Tuesday, May 13, 2014 @ 9:00 AM

◆ Welcome – Patty Thorpe

◆ Open Forum

Ralph Shirey 1358 Discussed history of DVCC and passed out organizational chart reminding Board members that the DVCC membership was on top of the chart. He brought out that several members were unhappy that Farnsworth Hall was closed and that the pickleball players had no place to play. Both Patty Thorpe and Harry Cole responded and reminded him that the Board was looking at the whole picture.

Pat Clark 5069 discussed how he felt that renters were treated like second class citizens to DLV. Patty Thorpe reassured him that this Board was working on making DLV open to everyone.

Charles Dubbs 5807 reminded everyone that the Coffee Social continues the first and third Saturdays of each month at 7:30 AM, including through the summer. Also potluck continues through the summer every 3<sup>rd</sup> Thursday at 6:00 PM at Read Hall. Mr. Dubbs encouraged Board members to adopt the By-Laws Revisions as in the Revision.

Irene Nissen 476 discussed the possible loan to John Villa's Restaurant. Patty Thorpe advised her that we had not presented this to the Board yet and that it will be discussed later in the meeting.

◆ Pledge of Allegiance

◆ Call to Order @ 9:00 AM.

◆ Roll Call of Directors – Carol Cooper

Present: Harry Cole, Earl Munday, John Palowski, Sr., Patty Thorpe, Lyle Wood, Cyn Munday, Carol Cooper, Sara D'Spain and John Sabbaugh. Absent: Lane Allen and Larry Wilkens. Motion made to have Jim Cook as Parliamentarian for the Board by Carol Cooper Sara D'Spain seconded. Unanimous vote in favor.

◆ Motion to Approve of minutes for the Study Session Meeting April 1, 2014, as corrected by Carol Cooper. Lyle Wood seconded. Unanimous vote in favor.

◆ Motion to Approve of minutes for the Board Meeting April 8, 2014, by Carol Cooper. Lyle Wood seconded. Unanimous vote in favor.

◆ Motion to Approve of minutes for the Study Session May 6, 2014, by Carol Cooper. Lyle Wood seconded. Unanimous vote in favor.

◆ Treasurer's Report – Sara D'Spain

April Income: \$13,243.31; Year to Date Income: \$246,687.21; Annual Assessment: \$5,270.00; Club Membership \$4,800.00; April Expense: \$32,124.78; National Bank of Arizona \$183,411.78; Money Market \$42,721.87

◆ Administrative Services Manager's Report – Jackie Young

Summer hours effective May 1<sup>st</sup>, 8:00 AM – 12:00 PM. Effective May 1<sup>st</sup> Irene was laid off as a cost savings measure. Escrows for April are as follows: 14 homes were listed for sale; 16 homes were sold; of the 16 homes sold 13 became members leaving only 3 non-members. Membership as of 5/13/14 is 1983. Social memberships are 383 for 2014. The total in dollars for memberships between 2013 to 2014 is \$39,750.00 less.

◆ Standing Committee Reports:

- Maintenance and Pool Report – Earl Munday

With Farnsworth closed it has been busy with yearly maintenance. Floors have been stripped and waxed. Kitchen was inspected by Maricopa County and with some exceptions it passed code. Deck work around Farnsworth pool has been done along with painting. Tiles have been repaired in the hot tubs. Two handicap signs were installed at the Bocci Ball court. Lights in the Farnsworth parking lot have been adjusted to go on later in the evenings. The library yard has been weeded and debris removed. Reminded everyone that because of short staff, safety comes first, then cleaning and then comes everything else.

- Complaints – Earl Munday

41 Complaints were submitted for 2014. 19 have been closed by both county and DVCC representative. Three complaints from 2012 and 1 from 2013 remain open at the County Attorney's office.

Gordon Watson will be filling in for Earl Munday during the summer.

- Entertainment – Harry Cole - Fall entertainment is filling up.
- Library – John Pawloski, Sr. – None
- Hobbies, Crafts & Indoor Activities – Red Westall – None
- Outdoor Recreation Activities – None
- Kitchen Committee – Dan Collins - None
- Nature Walk – Larry Wilkens –

Reported by Patty Thorpe that Nature Trail is cleaned up and completed for the season.

- Welcoming Committee and Website Committee – Cyn Munday

No action for now on Welcoming Committee. Working on a new link between New Members and Website. Working to set up link to welcome new members and give info regarding benefits of membership. Website committee working with Earl Munday and has implemented new link for responses to suggestion program. Looks good and easily accessible; a few suggestions have been received through the website.

- Block Watch – Barbara Miller

Received the Neighborhood Watch Decals for the window which been given to the two blocks that qualified. We do well with the social turnout but not well with the educational turnouts like the one done at Farnsworth Hall. You have to do both to qualify. New employee with the Sheriff's Office and asked John Palowski, Sr. to help in that area to get county employee more involved with Dreamland Block Watch. When the signs arrive, they will be attached to the Dreamland Villa signs.

- Volunteer Report – Donna Zurbay - None
- Sheriff's Posse – Commander John Pawloski, Sr.

Requesting sole use of the meeting room next to the library. No major crimes to report. Two new cars in service. Three old cars sold to Arizona Western College. Third car is ordered and will be in August. The forms being filled out this year have been filled out better. Barbara Miller asked John Palowski, Sr. just exactly what the Posse does when one of these forms are received. He explained about his districts in the area and some of the methods they use when inspecting the properties.

◆ Old Business:

Many motions were presented. They are as follows:

- By-Laws and Policies and Procedures – Earl Munday

**Motion:** Moved that the revised proposed modifications to Article XII and Article XIII of the By-Laws of the Dreamland Villa Community Club as prepared by the By-Laws and Policy and Procedure Committee and dated May 2, 2014, be adopted as written. Sara D' Spain seconded.

**Proposed Amendment 1:** Sara D'Spain asked for amendment on Section 6 regarding inserting "the violator" right after the wording of "cancellation of membership" the violator will be given...

Earl Munday seconded. Vote: Unanimous vote in favor.

**Proposed Amendment 2 to Article XII of the By-Laws-** Earl Munday moved that the following working be added as an additional section in the proposed revised modifications dated May 2, 2014, to Article XII of the DVCC By-Laws: "New property owners and renters wishing to become members of the Dreamland Villa Community Club may be required to pay, in addition to the annual membership dues, a one-time Club Membership Initiation Fee regardless of when the decision to join the Club is made, such initiation fee to be established by and that may, from time to time, be modified by the Board of Directors. The Club membership initiation fee and all applicable annual membership dues must be paid in full before a membership card or cards will be issued. Only one Club membership initiation fee may be charged for a residence regardless of the number of individuals residing in that residence." Through discussion it was felt that this gave the Board leverage to wave the initiation fee without eliminating the initiation fee totally. Voting on the amendment of the main motion. Lyle Wood seconded. Vote: 7 in favor, 1 opposed.

**Proposed Amendment 3 to Article XII of the By-Laws-** Earl Munday moved that the following wording be added as an additional section in the proposed revised modifications dated May 2, 2014, to Article XII of the DVCC By-Laws: "Club memberships not renewed within ninety days of the due date shall be deactivated. Such memberships may be reactivated during the same membership year that the membership was allowed to lapse by paying all unpaid membership dues plus a Club membership reactivation fee, such reactivation fee to be established by and that may from time to time, be modified by the Board of Directors. Such memberships allowed to lapse into subsequent membership years will be considered terminated and may only be restored by paying all unpaid membership dues plus a Club membership reinstatement fee to be established by and that may, from time to time, be modified by the Board of Directors. All membership rights shall be suspended during any period in which the annual membership dues and any other membership related fees remain unpaid." This addresses the reinstatement fees. Voting on the amendment of the main motion. Cyn Munday seconded.

**Proposed Modification: to Article XII of the By-Laws-** Lyle Wood moved that section 2 be amended to eliminate the phrase in 4<sup>th</sup> line from the bottom "paying all unpaid membership dues" and substitute the phrase "paying the most recent one years past membership dues", plus a club reinstatement fee. Earl Munday accepted the modification. All in favor of the amendment and modification: Unanimous vote in favor.

**Motion Article XII of By-Laws, Section 1-** Lyle Wood moved section 1 be amended to delete all apartments not within the 18 sections of Dreamland for the list of those eligible for voting membership and that those apartments be added as eligible for non-voting social memberships. Earl Munday seconded. Vote: 2 in favor, 6 opposed.

**Motion Article XII of By-Laws, Section 1-** Lyle Wood moved that section 1 be amended to allow social members to serve on committees. Ability for everyone to serve on committees. Cyn Munday seconded. Vote: 6 in favor, 1 abstaining.

**Motion Article XII of By-Laws Section 2-** Lyle Wood moved that section 2 be amended to delete the dues restriction of not exceeding 10%, except by membership vote. Earl Munday seconded. This amendment was withdrawn off the table. Cyn Munday withdrew her second. John Sabbaugh made a motion to move the 10% to 18%. Lyle Woods seconded. Vote: 6 in favor, 2 opposed.

**Motion Article XII of By-Law New Section-** Lyle Wood moved a new section be added to Article XII as follows: “While all renters are entitled to be elected to Dreamland Board positions, they shall comprise not more than 25% of the board positions”. Sara D’Spain seconded. Jim Cook recommended that it be part of Section 1, but also think about the potential problems in having this and may cause issues. John Sabbaugh reminded that we should not limit a general assembly. Vote: 1 in favor, 7 opposed.

**Main Motion on the By-Laws of Article XII and XIII and amendments.**

Moved that the revised proposed modifications to Article XII and Article XIII of the By-Laws of the Dreamland Villa Community Club as prepared by the By-Laws and Policy and Procedure Committee and dated May 2, 2014, be adopted as written.

With the following amendments:

Initiation fee and reinstatement fee and reactivation fee into the by-laws

Social members can serve on committees

Raise the dues from 10% to 18%

Violator in section 6

Change membership back to one year.

Vote: Unanimous vote in favor.

**Motion: Proposed Initiation Fee** by Earl Munday. Moved that a Club Membership Initiation fee of \$400 per household be established as allowed by Article XII of the By-Laws.

John Palowski, Sr. seconded. Patty Thorpe brought up the question between ownership and renter. Jackie Young explained that if you go back in records it would be a nightmare.

Brought up what we just passed regarding new renters versus new owners pay initiation fee. Earl Munday wanted to amend the motion eliminating the initiation fee for renters. Charles Dubbs, committee member, reminded everyone that is why they eliminated the fee in the first place.

Wave the fees through Policy and Procedures. The By-Laws supersede Policy and Procedure. Policy and Procedures need to come into line with the By-Laws.

John Palowski, Sr. made a motion to reconsider the main Amendment back onto the floor. Carol Cooper seconded. Unanimous vote in favor.

John Palowski, Sr. made a motion to remove the words “and renters” in Article XII. Carol Cooper seconded.

Vote: Unanimous vote in favor.

John Sabbaugh reminded us of what is our goal as a Board. Do we want more club members or penalize new members.

Jackie Young reminded everyone that we are a club, plain and simple. No more homeowners, no more renters, only Club Members.

Patty Thorpe reminded everyone that the past didn't work for the club and that we need to change.

The committee suggested eliminating the initiation fee.

Sarah moved to vote on Articles XII and XIII as amended. John Palowski, Sr. seconded. Unanimous vote in favor

**Motion to Propose Initiation Fee for Club Membership-** Earl Munday moved to establish the Initiation Club Membership \$400 per household allowed in Article XII of the By-Laws, Sarah seconded

Vote: 4 in favor, 4 opposed. Tie breaker and Patty Thorpe voted to being opposed to the initiation fee.

**Motion to Propose Re-Activation Fee** to \$125 per household be established as allowed by Article XII of the By-Laws- Earl Munday, Sara D'Spain seconded. Vote: 2 in favor, 6 opposed

**Motion to Propose Re-instatement** fee of \$275 per household be established as allowed by Article XII of the By-Laws- Earl Munday, Sara D'Spain seconded, Vote:1 in favor, 6 opposed, 1 abstaining

**Motion to bring Policy and Procedures** in alignment with the By-Laws- Earl Munday, John Palowski, 2nd. Vote: 7 in favor, 1 opposed

- **DVCC Loan to John's Villa loan for UL 300 – Lyle Wood**

Motion by Lyle Wood in consideration of the long standing business relationship between Dreamland Villa Community Club and John's Villa Restaurant and the sense of urgency demanded by Dreamland's Insurance Carrier for the installation of the UL 300 Fire Suppression System in the Restaurant, I move that Dreamland Villa Community Club loan to John's Villa the sum of \$2000.00, interest free, to be repaid to the regular rent payments as follows:

\$125 per payment, 9 payments, September 2014 through May 2015

\$125 per payment, 7 payments, September 2015 through March 2016.

The above terms shall be incorporated into the 3 year lease dated March 27, 2013

Harry Cole seconded. Vote: 5 in favor, 3 opposed

- **18% Increase for 2015 Membership Dues for 2015 Proposed Budget – Sara D'Spain**

Motion moved the Board of Directors set the Dreamland Villa Community Club membership dues at \$147.50 for the calendar year 2015; an 18% increase on the 2014 dues, which is the maximum allowed by the current By-Laws dated May 13<sup>th</sup> 2014.

John Palowski, Sr. seconded Unanimous vote in favor.

- **Posse use of Library Meeting Room on a full time basis – John Pawloski**

Motion made requesting that the Dreamland Villa Posse have permanent & sole use with keys for our old meeting room next to the library. This room could be available for others with ample notice & lead time. The Posse plans to replace the toilet & air conditioning- John Palowski Earl Munday, seconded. 7 votes in favor, 1 abstaining.

- **Concrete Repair sidewalks outside John's Villa – Earl Munday**

Motion made to award WSUN Inc in the amount of \$3,988.95 plus any unforeseen problem costs to replace the existing concrete walk in front of John's Villa restaurant. Work will be done in the month of August. Sara D'Spain, seconded. Unanimous vote in favor.

- **Crown Castle Cell Tower Offer – Lyle Wood**

Another offer came from Crown Castle offering a lease extension from 2041 to add 30 more years to 2071. They also offered to a signing bonus of \$3,500. Lyle suggested that we not accept the offer at this time.

John Palowski, Sr. seconded. Unanimous vote in favor.

- **Renaming Farnsworth Hall – Harry Cole**

Made a motion for approval to go forward in renaming Farnsworth facility. Earl Munday seconded. Unanimous vote in favor.

Reminder of City Council Meeting on May 19<sup>th</sup> regarding the Golf Course  
Next meeting will be in October

◆ **Adjournment at 12:18 PM.**

**Submitted by: Carol Cooper, secretary**  
**05\_14RV3\_DLCCBbdtmtg...**

---

Secretary

Date