

Dreamland Villa Retirement Community Board of Directors

May 12, 2021 6:30 p.m. Board of Directors Meeting

Welcome: Johna Sharp, President

Pledge of Allegiance

Call to Order: 6:30 p.m. by Johna Sharp, President

Roll Call: Kathie Chismar, Secretary. Present were Johna Sharp, Ron Reed, Allees Cohrt, Ward Jennings and Kathie Chismar. A quorum was present.

Ratification of Minutes: Kathie made a motion to ratify the minutes from the April 14, 2021 meeting. The motion was seconded and passed unanimously.

Office Manager Report: Diane Fisher, Office Manager. A copy of the report is available in the office.
April, 2020 Treasurer's Report: Ron Reed, Treasurer. Members may request a copy of current report from the office.

Committee Reports: Copies of reports, if available, are on file in the office.

New Business:

Director Appointment: Johna requested advice and consent of the Board to appoint Kim Rogers as Director and Board Vice President. The appointment was approved without dissent. Kim was installed and joined the meeting.

Committee Chair Appointment: Johna requested advise and consent of the Board to appoint Terri Tiehen as the Committee Chair of the Policies and Procedures Committee. The appointment was approved without dissent.

Committee Vice Chair Appointment: Johna requested advise and consent of the Board to appoint Bill Travis as Vice Chair of the Farnsworth Hall Operations and Entertainment Committee as approved by the Committee Chair Cathy Jageler. The appointment was approved without dissent.

Annual Fee: Kathie Chismar made a motion to increase the Annual fee by \$15, effective January 1, 2022. The motion was seconded and passed unanimously. This will increase the annual fee to \$190. Kathie made a motion that the Board take an increase of \$50 to the annual fee to the membership at the next Annual Meeting, effective January 1, 2023. The motion failed with a vote of 2 in favor and 4 opposed.

Space Reallocation: Johna made a motion to move the office to the building known as the library. The motion was seconded and passed unanimously.

Kathie made a motion to approve up to \$10,000 for a new roof on the building at 5502 E. Butte St., formerly used as a library. The motion was seconded and passed with 5 in favor and 1 opposed.

Town Hall meeting: Johna advised that there will be a town hall meeting in November, as discussed at the May Study Session.

Check Signer: Ward made a motion to show that Kathie Wissinger, Larry Thoma, Dan Hampton and Earl Munday have been removed as check signers, Johna Sharp, Ron Reed and Kathie Chismar are authorized check signers and add Kim Rogers as a check signer. Johna seconded the motion and it passed unanimously.

Facility Operations: Kathie made a motion to open all DVRC activities, including potlucks, with mask requirements, space distancing, and capacity limitations set by the monitor of the activity. CDC vaccination cards cannot be requested. The motion was seconded and passed unanimously.

Capital Expenditure Plan: Ward made a motion that the Maintenance Foreman prepare a list of capital improvement projects, estimated costs and dates of execution that he feels necessary to maintain Dreamland Villa facilities in good condition for the next five years. The list will be in lieu of the Capital

Improvement Plan or Project Priority List (a.k.a. Reserve Study) referenced in the Strategic Plan, thus saving DVRC at least \$4,700. The motion passed with 4 in favor and 2 opposed.

Farnsworth Hall Coffee Kiosk: Kim Rogers will review a proposal from a Dreamland resident interested in setting up a coffee kiosk in the Farnsworth Hall parking lot.

Age Restriction: Ward made a motion to replace the Age Restriction Policy and Procedure dated 12/9/2020 with the five-page comprehensive Age-Restriction Policy and Procedures in order to comply with the Maricopa County Senior Citizen Overlay Zoning, Section 1006.6 paragraph 2, which requires Dreamland Villa publish and adhere to policies and procedures that demonstrate its intent to provide housing for persons 55 years of age and older. The motions failed with 1 in favor and 5 opposed. A majority of the Board feels that our current procedure meets the county requirements and any change must be reviewed by the Policies and Procedures Committee before the Board takes any action to change the current policy.

Maricopa County Senior Citizen Overlay Zoning District: Ward made a motion to follow the motion passed at the April 12, 2016 meeting that the Board acknowledge the addresses should have a separate identification in the data base from the addresses included in the Maricopa County Dreamland Villa Subdivision SC Overlay DVCC aged 55+ data base. This requires further research. Ward will contact Maricopa County. The motion failed with 1 in favor and 5 opposed.

Non Kee Card Holders at Directors Meetings: Ward made a motion that residents of the Dreamland Villa Subdivision who do not have a current kee card may attend DVRC Study Sessions and Board Meetings. The motion failed with 1 in favor and 5 opposed.

Associate Kee Card Holders: Ward made a motion for the Policies and Procedures Committee to prepare a By-Laws revision allowing for a new category of kee card holder titled "Associate," available to those aged 55 years or older and live outside one of Dreamland Villa's 18 sections. The "Associate" would not vote for election of Directors or at the Annual Meeting. The motion failed with 1 in favor and 5 opposed.

Disclosure Statements: Ward made a motion to rescind the current and flawed Disclosure Statement and Fees Policy and Procedure dated 2/10/2021, allowing the office staff not to send a duplicate copy of the Declaration of Restriction to a new homeowner and to allow the office staff to keep records for the most recent two owner, rather than a minimum of seven years. Kathie made a motion to amend the motion to add that the issue should be referred to Policies and Procedures. The motion passed unanimously.

Financial: Johna made a motion to release the Capital Reserve 2021 budget funds established to refinish the Farnsworth Hall stage and resurface the exercise pool. It was seconded and passed unanimously.

Farnsworth Hall Gun Show: Johna made a motion to approve the John Low Gun Shows to be held at Farnsworth Hall. The motion was seconded. The motion failed with 0 in favor and 6 opposed.

Adjournment: 8:59 pm.

Submitted by Kathie Chismar, Secretary

Open Forum: Linda Haapala suggested that each Director have a @dreamlandvilla.org email address and asked for advice on how to report problems and request information. She was referred to the office. Sandra Eiker expressed concern that the dissension at Board Meetings will create a negative reputation for the community.