

Dreamland Villa Retirement Community Board of Directors
MINUTES for the April 8, 2023, 9:30 a.m. Meeting
Revised April 12, 2023

Welcome: Steve Malone, President

Pledge of Allegiance:

Call to Order: at 9:30 a.m. by President Malone

General Announcements: Steve mentioned several upcoming activities.

Roll Call: Joyce Canino, Secretary. Present were Directors Steve Malone, Wendell (Sonny) Allison, Kevin Brueback, Dan Martens, Ward Jennings, Betty Mazza and Joyce Canino.

Ratification of Minutes: Steve asked the Directors to ratify the March 14, 2023, Board of Directors meeting minutes and the April 4, 2023, Study Session minutes. The Directors unanimously ratified the March 14, 2023, Board meeting minutes. Six voted YES to approve the April 4, 2023, Study Session minutes, Ward voted NO.

Treasurer's Report: Ward Jennings, Treasurer: the Directors discussed the *Projected 2023 Year End Cash Flow/Profit & Loss and Projected Capital Reserves Funds financial statements*. Collectively, the Directors wanted to show the forthcoming lack of liquidity in an easier to understand manner. The Directors also discussed an article titled *CHANGE: BY THE RESIDENTS OR THE BANKRUPTCY COURT?* The article addresses our Community residents' apathy to provide financial support to fund DVRC operations and administrative costs to comply with the Maricopa County Senior Citizen Overlay Ordinance, Z34-80. The Directors unanimously approved publishing each document. A copy of each shall be posted with these minutes on the website.

Office Manager and Standing Committee Reports: Office Manager and Committee reports, if provided, are available from the office upon request.

Policy and Procedures: The Directors unanimously approved Steve's motion to adopt the changes to Administrative Policy and Procedures: *Directors, Board of* and the *Annual and Initial Membership Fees*.

OLD BUSINESS:

Joyce made a motion to (1) approve the Platinum Pool Care LLC contract and Change Order One to remodel Read Hall's two pools and hot tub, (2) close Read Hall's pools and hot tub from May 7th until June 9th and (3) move water exercises to Farnsworth Hall while Read Hall is not available. The motion was unanimously approved.

Betty made a motion to (1) change the office's hours to 9 am - noon, Monday, Wednesday and Friday, starting April 17th and ending September 29, 2023, and (2) hire a second part-time employee. The second part-time employee is not intended to increase the administrative payroll costs, rather allow the two current employees to work fewer hours. The motion was unanimously approved.

Kevin made a motion to approve a contract with Mesa Roofing to replace shingles and roof sheathing as necessary on a portion of the west end of Read Hall's Building C. Sonny abstained from voting since the owner of Mesa Roofing is a friend. The motion was unanimously approved. (Subsequent to the meeting, the Directors decided to ask Mesa Roofing to provide an estimate to re-roof the entire Building C.)

Joyce made a motion to (1) find a commercially licensed air conditioning contractor to inspect DVRC's 21 A/C units, (2) clean and repair A/C units as necessary (not to exceed \$500 per A/C unit), and (3) recommend A/C units that need replacement. Kevin agreed to screen and select the contractor. The motion was unanimously approved.

Ward made a motion asking the Directors to approve convening a special general membership meeting for the purpose of obtaining membership approval to increase the 2024 annual fee to \$250. The meeting shall be convened on November 4, 2024. The motion was unanimously approved.

Steve made a motion that the Board of Directors obtain commercial appraisals to determine the value of Farnsworth Hall and the empty parcel of land, 6124 E Butte Street, south of the Farnsworth Hall parking lot. The appraisal for Farnsworth Hall should determine the feasibility of selling the entire parcel or just the theater,

with DVRC continuing to own the swimming pool/hot tub area, cell phone tower, and bocce ball and horseshoe courts.

New Business:

At the request of Amy Forster, Chair, Policy and Procedures Committee, the Directors unanimously approved removing the all Policy & Procedures from the website. Updated Policy and Procedures, after Board of Directors approval, shall be returned to the website.

Dan requested that the Dreamland Villa Posse, at its expense, be permitted to construct a two-car metal awning/carport on Read Hall's south parking lot near the current dumpster location. The motion was unanimously approved.

At Ward's request, Dan said he would seek approval from the Posse to move its office to the 'green room'. The current Posse office, across from the Read Hall office door, is intended to provide extra administrative space, possibly a location where volunteers could sell special event tickets.

Ward requested the Directors authorize the office staff to provide services to only those residents who financially support DVRC. Services include sending/receiving faxes, notary and addressing complaints. The motion was unanimously approved.

The Directors unanimously approved Steve's appointment of Betty Mazza to the position of T2 Presents, LLC Board of Directors liaison.

Adjournment at 11:32 a.m.

Submitted by Joyce Canino, Secretary and Ward Jennings, Assistant Secretary