

MINUTES for the Dreamland Villa Retirement Community
Board of Directors Meeting 9:30 a.m., February 11, 2023, Read Hall

Welcome: Steve Malone, President

Pledge of Allegiance:

General Announcements:

Steve announced that 30 volunteers started at 8 a.m. this morning to help clean up the brush piles in the Nature Walk. He acknowledged the 56th and Adobe Ward of the Church of Jesus Christ of Latter Day Saints who helped with the collection and removal of debris from the Nature Trail between 56th Street and Higley Road.

Rose Scott, who is hosting the Super Bowl party at Read Hall, said she still has 29 spaces available for the Super Bowl pool.

Steve encouraged everyone to vote on February 14, 2023 for candidates to be newly elected directors. Terms shall be effective April 1, 2023.

Steve mentioned the Sock Hop at Read Hall on February 25th still has 20 tickets to be sold.

Call to Order: Steve Malone, President

Roll Call: Ward Jennings, Secretary. Present were Patti Hanks, John Pawloski, Sr., Steve Malone, Joyce Canino and Ward Jennings. A quorum was present.

Ratification of Minutes: John's motion was unanimously ratified to approve the minutes from both the January 11, 2023 Board of Directors meeting and the February 7, 2023 Study Session meeting.

Treasurer's Report: Ward Jennings, Treasurer. Ward stated that the audited calendar year 2022 financial statements have been posted on the website: DreamlandVilla.org, Digital Library, Financial Statements. In addition the January 2023 financial statements have been posted on the website and DVRC's Read Hall Office Bulletin Board. Both sets of financial statements include the related footnotes and supporting schedules.

Office Manager and Standing Committee Reports: If provided, copies of the reports are available in the office.

OLD BUSINESS:

Policy and Procedures: John made a motion for the Directors to approve the following By Laws grammatical corrections: (1) delete the word *general* describing the annual membership meeting, (2) restate the quorum to read *four directors constitute a quorum for the newly authorized seven directors*, (3) remove the word *club* as authorized at the January 17, 2017 annual meeting and remove the words *, or when desiring membership*, from Section 4, Article XI of the By Laws as authorized at the January 17, 2017 annual meeting..

City of Mesa Sewer Easement: The directors unanimously approved John's motion to ratify the decision to authorize President Malone to sign the City of Mesa sewer easement allowing the City to access about 40' to Nature Walk for sewer line work.

NEW BUSINESS:

T2 Presents, LLC Lease: The directors unanimously approved Ward's motion to authorize President Malone to send by email a proposed T2 Presents, LLC lease amendment to increase the monthly lease payment from \$2,500 to \$8,300 and discontinue the \$1 for each ticket sold. The proposed amendment further states that if the revised lease payment terms are not accepted, notice is provided that the lease shall be terminated at the end of its current three-year term. Copy of the proposed lease amendment is attached.

Door Access Contract for New System: Joyce presented a \$14,280 contract with Sunrize Communications for a new door access system. The new system features user-friendly software that will run on any computer, not a dedicated one, provides new door card readers and

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controllers. DVRC shall purchase and install the replacement wire/cable for the new system. The new system reuses the existing kee cards. The directors unanimously approved Joyce's motion to authorize President Malone to sign the contract.

Nature Trail Coordinator: The directors unanimously approved President Malone's motion to appoint Mel Brown the new Nature Trail coordinator.

2023 Audit Report: The directors unanimously approved John's motion to accept the audit report and 2022 calendar year financial statements.

Stale 2020 Invoice from Carl Johnson, tax preparer. The directors unanimously approved Ward's motion to pay Mr. Carl Johnson's 2020 \$485 invoice for preparation of the DVRC 2019 tax return.

2022 Tax Preparer: The directors unanimously approved Ward's motion to retain Darrin Riley, CPA, to prepare the calendar year 2022 tax return at an estimated cost of \$600 to \$800.

New Directors: The directors unanimously approved Steve's request to set 8:30 a.m. March 2, 2023, as the date for a new directors' orientation to be held in Read Hall and to allow kee card holders to attend as observers but not participants.

Steve stated that he was going to ask the three appointed directors to resign after the February 15th election results were known, so that he could appoint the newly elected directors to the Board before their normal April 1st term started.

Meeting adjourned at 10:35 a.m.

Submitted by Ward Jennings, Secretary