

MINUTES  
Dreamland Villa Retirement Community Board of Directors  
July 11, 2023, 9:30 AM Meeting

**Welcome:** Dan Martens, Vice President

**Pledge of Allegiance**

**Call to Order:** Dan connected with Steve and Kevin via phone with microphone and speakers set up. The meeting was called to order at 9:30 AM by VP Dan Martens.

**General Announcements:** Dan mentioned a number of upcoming activities; Coffee Social 2nd and 4th Saturday each month, Community Potluck 7/20, Cards 2<sup>nd</sup> and 4<sup>th</sup> Thursday, Singles Meeting 2<sup>nd</sup> and 4<sup>th</sup> Wednesday each month, Pancake Breakfast 7/22.

**Roll Call:** Joyce Canino, Secretary. Present were Steve Malone, Ward Jennings, Dan Martens, Kevin Brueback, Wendell (Sonny) Allison and Joyce Canino. Betty Mazza had an excused absence. All directors were present.

**Ratification of Minutes:** Dan motioned to ratify the June 13, 2023, Board of Directors Meeting minutes. The motion passed unanimously.

**Treasurer's Report:** Ward reported 20 escrows, 17 closed, 19 paid fees, 15 returned age affidavits and 4 did not return age affidavits. A financial report was presented and copies are available in office upon request.

**Office Manager and Standing Committee Reports:** No reports available as P&P have not yet met this month.

**OLD BUSINESS:**

**DVRC AC Units:** Completed.

Steve motioned to ratify the contract with Sharp Air for \$7200., to replace the AC unit in the Billiards Room. Sonny seconded and the motion passed unanimously.

**Fire Sprinkler Systems:** Rural Metro inspected, and system failed, work is in the process of being completed.

**Door Access:** Kee cards system is having some malfunctions and not working when power is lost, the cause will be looked into.

**NEW BUSINESS:**

**DVRC Website Payments:** Gene Miller is working on implementing a new payment system with PayPal. The current payment process is charging up to \$300 a month whether a credit card is used or not each month.

**Policy and Procedures Committee:**

**Facility Rental Schedule:** Steve moved to have the P&P committee to facilitate an effort to update the Facility Rental Schedule for Read Hall found in the Policy Facilitate Rental and Leasing Rules and Fees. The committee may solicit help from outside members of the committee to help in determining Rental rates for meeting and party space by like venues in the valley. The motion was seconded by Joyce and passed unanimously.

**Associate Membership:** Steve moved to ask the Policy and Procedure Committee to submit a Bylaw change to incorporate Associate Membership in DVRC by September 12, 2023, Board meeting. The motion was seconded by Kevin and passed unanimously. A few Members asked questions about this and if it would change the Activities Day Pass that is currently in effect.

**Special Events SOP:** Ward moved to adopt the Standard Operating Procedure to be used when conducting Special Events until the Policy and Procedure Committee provides the Board with a formal policy and procedure. The motion was seconded by Steve and passed unanimously.

**Palm Trees Removed:** Dan moved for the Board to approve the Posse paying to have Mercedes Landscapers for the removal of two palm trees located near the Read Hall pools/hot tub. The motion passed unanimously.

**Pool Lights/Timers:** Dan moved to contract with Freedman Electric to install lights with timers for Farnsworth Hall pool area to automatically shut off at 10:15 PM; pool closes at 10 PM every night. The motion was seconded by Ward and passed unanimously. Several Members asked questions about the pool hours and how this would work if people were still in pools after 10.

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**Butte Street Separation:** Steve moved to authorize Ward to obtain a separate deed for a small residential; building lot located on Butte Street and attached to Farnsworth Hall platted property. Ward is to contact a title company, have a new deed prepared for the residential lot located between 6118 and 6132 E Butte Street and revise the legal description on the existing Farnsworth Hall primary property deed. The status of the process shall be reported to the Boar at each subsequent Board Meeting until the process is completed. The motion was seconded by Sonny and passed unanimously.

**Ad Hoc Committee:** Steve moved to approve the appointment of an Ad Hoc Committee of three members to evaluate Commercial Realtors to represent DVRC in the possible sale of DVRC's properties, should the sale of one or more properties be approved by the members at the January 2024 annual meeting. The Ad Hoc Committee shall provide the Board with two recommendations by the October 3, 2023, Study Session. Ward seconded the motion and was unanimously approved.

The meeting was adjourned at 10:51 AM with a brief intermission before the Open Forum.

Submitted by: Joyce Canino, Secretary