

## MINUTES

Dreamland Villa Retirement Community Board of Directors  
May 9, 2023, 9:30 AM Meeting

**Welcome:** Dan Martens, Vice President

### **Pledge of Allegiance**

**Call to Order:** Dan connected with Steve 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 2<sup>nd</sup> and 4<sup>th</sup> Saturday each month, Hot Dog Event 5/13, Evening Card Bingo 5/17, Community Potluck 5/18, Payson Casino Bus Trip 6/13, Ice Cream Social 6/17, Music Bingo 6/24 and Beans & Brats 7/4. Dan announced there will be NO STUDY SESSIONS June-Sept; Study Sessions will resume on Oct 3, 2023 at 9:30 AM.

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

**Ratification of Minutes:** Ward motioned to ratify the May 2, 2023, Board of Directors Study Session minutes. The motion passed unanimously.

**Treasurer's Report:** Ward reported April was the best financial month for receipt of transfer and disclosure fees. There were some possible fraud charges that were being investigated.

**Office Manager and Standing Committee Reports:** Office Manager and Committee reports, if provided, are available from the office upon request. Amy reminded the Directors of the Policy & Procedure Committee Meeting on 5/10 at 9:30.

### **OLD BUSINESS:**

**DVRC AC units Inspection:** Dan moved to approve an agreement with Ellsworth Heating and Cooling to perform the preseason inspections and service. Kevin second. All Directors approved.

**Commercial Appraisal for Farnsworth Property:** Ward moved to approve a contract with Zach Sinay, a commercial appraiser with Appraisal Technology of Chandler, to proceed with the two appraisals; one for the Farnsworth Hall primary property and a second one for the Butte St property. Betty seconded. All Directors approved.

**Pools/Spa:** Dan stated that he spoke with Tammy from Arizona Group, DVRC's insurance company, and was informed the additional chain/padlock was not needed to secure the pool gates. Dan also mentioned that he looked through the Maricopa County website and did not find anything about needing a Certified Pool Person. A member stated that it was a requirement and Dan asked the member to supply proof; the member said they would contact the County Inspector and have someone come out to talk to the Board.

**Nature Trail:** Sonny stated that no reports have come in regarding the kids on dirt bikes/4 wheelers since he spoke with the parents. Sonny reported there are several benches on the trail that need repairs, he spoke with the Woodshop who said they would fix them if brought in. A-1 Weed Control was also contacted regarding the invasive Stink Weed and said can't do anything now since the weed has gone to seed. Will recontact prior to Spring to see what can be done.

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### **NEW BUSINESS:**

Ward presented two draft motions:

A new service, *Positive Pay* with National Bank of Arizona, DVRC's checking account. This service will allow DVRC to identify the authorized electronic fund transfers (ACH) and will not deduct unauthorized funds. This new pay service will help prevent fraud but would require the Treasurer and/or Bookkeeper to constantly monitor the account. Kevin, Dan and Betty asked that the motion be tabled until the Directors could get more information on the process; Ward withdrew the motion.

Ward's second draft motion was a New Policy & Procedure for an Information Request from Directors in regard to any Member who wishes to address the Board during meetings. Steve had a few questions about the proposal. The Directors decided to table it and further discuss it along with the P&P Committee.

**Open Forum:** Several members spoke about numerous items that were brought up during the May 2<sup>nd</sup> Study Session. A member questioned the free key cards that were allegedly given away in exchange for a treadmill. Ward answered by saying it has been a long-standing practice to exchange goods and/or services for kee cards, the By Laws and Policy and Procedures are silent on the matter. In an earlier workshop meeting, the Board had agreed, going forward, matters of this nature would be discussed among the Board prior to bartering for kee cards.

Ward mentioned about camera's shortly being installed in the office due to Members verbally abusing the staff, which lead to several Members speaking out about them being accused of this and how untrue it was.

A Member addressed the Board about articles published in the Citizen being misleading, and how they had picked up some papers and found that certain articles were circled. Said Member also commented that with such negativity it may hindered others from paying dues. It was also mentioned that paying dues was an option, not mandatory.

Adjourned: 10:46 AM

Submitted by: Joyce Canino, Secretary