

## MINUTES

Dreamland Villa Retirement Community

Board of Directors Meeting

April 8, 2025, 9:30 AM, Read Hall

**Welcome:** Heather Canterbury, President

**General Announcements:** Card Bingo 4/10 & 4/24 @10:30 AM, Coffee Social 4/12 & 4/26, Bunco 4/8 & 4/11 @6 PM, Night Card Bingo 4/16 @ 6 PM, NO Pancake Breakfast until Fall.

### **Pledge of Allegiance**

**Call to Order:** Heather Canterbury, President, called the meeting at 9:35 AM

**Roll Call:** Sandra Christenson, Secretary, Directors: Heather Canterbury, Joyce Canino, Pat Clark, Bob Westall, Beth White (phone\*), Dave Warren unexcused absence

**Ratifications of the Minutes:** Pat moved and Bob seconded to accept the March 11, 2025, Board of Director Meeting minutes and the April 1, 2025 Special Board Meeting minutes and Beth moved and Bob seconded to accept the April 1, 2025 Study Session minutes. All motions passed unanimously.

**Treasurer's Report:** Bob Westall announced that P & L Jan-March 2025 and preliminary 2025 Budget on the back table for attendees. 2ea \$25,000 CDs mature 6/26/25 1ea \$100,000 CD @ 4% and 1 ea \$50,000 CD were rolled over at 3.4%. Interest was transferred to DVRC checking account.

**Maintenance Report:** Rick reported a diminished Farnsworth pool leak with 1 action item left. Annual Fire Inspection Reports for Farnsworth Hall and Read Hall were submitted. The 11 page Read Hall report is still under his review, but he expects few surprises. Farnsworth Hall will need to fix some outdated outlets and implement wiring changes to accommodate the 12 Exit signs, but the 6 Egress lighted signs are an easy fix. He announced planned absence in July.

**Office Manager Report:** Sandy Daniels announced 14 home sales in March. 3 corporations did not submit Age Affidavits and 11 did and paid memberships. DVRC now has over 1,000 members, but there are still 444 addresses without Age Affidavit or non-compliant residents. Our community is at 82.5% residents over 55.

### **OLD BUSINESS**

**Committee Volunteers:** still accepting volunteers for the open chair positions. Copies of the various committee responsibilities available in the office and will be handed out at next month's Study Session.

The questions were raised about in active committees, e.g. Farnsworth Hall Kitchen Committee, & whether DVRC should bring back food licenses and alcohol licenses (BYOB) for Farnsworth. It was decided to submit the redacted committee descriptions to P & P for review, reorganizing, rebranding and updating.

**Summer Office Hours:** Pat moved and Bob seconded the motion to approve the summer hours: Business hours begin May 1<sup>st</sup> – Monday 9 AM – 2 PM; Tuesday, Wednesday, Thursday 9AM – 6 PM; Friday 1- 6 PM. In addition, the office will be open 2<sup>nd</sup> & 4th Saturdays 9 AM – 1 PM to receive mail, answer phones & respond to Title requests. Heather will arrange publication of the change. She pointed out this is part of DVRC’s necessary cost savings measures and if traffic does not warrant it more days or hours may be cut. The motion passed unanimously

### **Committees:**

Craft Fair – Lana reported Read Hall venue and time as scheduled, \$560 vendor in vendor slots sold, and the additional income as reported.

Ticket & Merchandise Sales - Kathie Chismar reported that T-shirt design is on track. She also felt it should not become a Standing Committee but remain an Ad Hoc Committee commencing now through April of 2026 to help raise money with DVRC t-shirts, help other club activities with ticket sales e.g. Barleen, and find volunteers to help out with such activities. This new name and purpose for the Ad Hoc committee, with Kathie as Chair and Joyce as Board liaison was moved by Heather and seconded by Pat. The motion passed unanimously.

Under contract with KBM Markets for a Farnsworth Hall parking lot Spring Market April 26<sup>th</sup> for \$600/day with use of Front Lobby - bathrooms only - and grounds. Access 6-3 with 9 AM – 2 PM event. Board members volunteered to open, close & inspect facility and Maintenance will be “on call”. It is being advertised on the marquee at Farnsworth Hall.

**2025 Budget:** Not yet approved. Heather explained changes from the previous handout - the reduction in anticipated Income tax for 2025, the postponement of the Farnsworth parking lot resurfacing, the erroneous inclusion of a \$26,000 Reconciliation Discrepancy, anticipated savings in Utilities and Insurance costs as well as staff hours reduction savings. It includes a change from onsite cleaning staff, but more quotes are being sought. Changes in Pool Maintenance costs are also being reviewed but are not included in this revised budget. A donation to support the cost of publishing “The Citizen” for this year was added. She emphasized the need for the substantial cuts (@\$160,000) to achieve a balanced budget.

If membership increases or if additional income from a Butte St property sale comes it, the Budget is open to revision. An idea to temporarily rent out the Butte St. lot for camper storage (not occupancy) for some income is being reviewed for feasibility.

Currently Farnsworth Pool will be closed from May 1 through the end of the year. Blane Barber raised concerns that DV residents living nearby would be very disappointed and could withdraw

their membership. He requested permission to initiate a fundraising campaign to retain the Farnsworth Pool operation and it was acknowledged.

While we have a \$200,000 buffer in savings, it is unwise to use it for daily expenses. We must face making cuts, but doing them when we “want to” rather than “have to”. If DVRC were to go bankrupt, it would be dissolved by a court and have all our property sold off.

## **NEW BUSINESS**

**Annual Meeting Date Change:** Proposed to move the DVRC Annual Meeting to February, to coincide with the Directors Election, saving money and perhaps improving the turnout. This would ensure that only paid members would be voting. Concerns were raised that the annual Year End is December, so delaying the Annual Meeting to February could invalidate January Board activities, might delay the introduction of Board candidates. BobW questioned which Quorum requirement would apply. If Bylaw changes were also presented for a vote at this time, it could make for a very long ballot and extend the Annual Meeting time beyond its brief time since customarily DVRC allows voting for Elections for much longer. In addition, Absentee Ballots are allowed by Directors Election, but not the Annual meeting, so P & P should be asked to revise our Absentee Voting rules to include all ballot issues presented at both meetings. KevinB from P&P suggested there would be changes in at least 4 areas. Finally, confidentiality and security concerns were raised when the current “in-person only” voting process would be replaced by offsite and out-of-state ballot receipt and confirmation processes. The vote was put on hold pending further research.

**Special Meeting with Bylaw changes:** Proposed to acknowledge the voice of the DVRC Members, follow the guidelines/changes. Sandra explained this would save money and correct the errors in the Special Meeting vote together with the recommendation from the Non-Profit Attorney. The history of the Bylaw changes from 11/12/2024 was reviewed by Steve M. & NancyS. KevinB questioned whether the vote at a Special Meeting needs to be ratified and whether a subsequent re-vote or ratification at a later date would also create the same “precedent” issue raised by Sandra. Heather and Pat weighed in and recommended doing nothing. The motion was withdrawn.

Heather acknowledged the 3/8/2025 DVRC Bylaw Amendments, asked them to be put into the record, forwarded for publication and recommended for forwarding to P&P to check for wording and other conflicts with current governance. She also agreed to an informal discussion at a later date with interested parties, who organized the Special Meeting and Board members, to resolve any misunderstandings.

Heather made a personal point order to publicly apologize to Steve Malon, past-president of the DVRC Board. She said she had made assumptions about information and skills required as a Board member and she emphasized the learning curve all Board members must go through.

Board Meeting adjourned 11:15 AM

Submitted by Sandra Christenson, Secretary

### **OPEN FORUM**

Most issues intended for the Open Forum were raised at the Board Meeting. Members asked how the Board makes decisions on such things as Farnsworth Pool closure, whether the T2 or the Board terminated the contract with DVRC and speculated whether the purported @\$40,000 lease income might have been better to pursue. A member corrected the income figure to @\$12-15,000 after taxes and expenses and pointed out that our previous volunteer managed programming was more lucrative than that of T2.

Members inquired about the Butte St sale and the status of the document review by the Non-Profit lawyer. No progress has been made on either front.

BethW raised concerns of Member complacency as demonstrated by reduction in donations for activities, the poor attendance at monthly potlucks and cancellation of pancake breakfast. She also requested clarification of whether the Event Policy is specific only to Farnsworth.

A member proposed to start up a gambling game at Read Hall called "Fling" for voting members only as a new source of revenue. BobW will explore tax consequences and a member will provide more particulars to the Board

Ended 11:50 AM