

MINUTES

Dreamland Villa Retirement Community

Board of Directors Meeting

May 13, 2025, 9:30 AM, Read Hall

Welcome: Heather Canterbury, President

General Announcements: Ice Cream Social 6/7 at 3PM, Medicare Seminar 6/17 at 6PM, Brats & Beans 7/6 at 3PM, Coffee Social 5/24, Card Bingo 5/22 at 10:30 AM, Summer Bunco 7/10 at 6PM, Pancake Supper 6/28 at 5PM?

Heather clarified that the office is open for Member access beginning May 1st – Tuesday, Wednesday, Thursday 9AM – 6 PM. In addition, the members can access the office 2nd & 4th Saturdays from 9 AM – 1 PM.

Pledge of Allegiance

Call to Order: Heather Canterbury, President, called the meeting at 9:41 AM

Roll Call: Sandra Christenson, Secretary, Directors: Heather Canterbury, Joyce Canino, Pat Clark, Bob Westall, Beth White, Dave Warren and Sandra Christenson. All present

Ratifications of the Minutes: Pat moved and Bob seconded to accept the April 8, 2025, Board of Director Meeting minutes and Beth moved and Bob seconded to accept the May 6, 2025 Study Session minutes. All motions passed unanimously.

Treasurer's Report: Bob Westall announced that Balance Sheet and P & L Jan-April 2025 completed and show a deficit. Balance Sheet & P&L for March-April 2025 were placed on the back table for attendees.

Maintenance Report: Rick reported the Farnsworth pool is up and running after the vandalism. Backflow prevention device inspected and passed. Warranty part for Lap Pool Heater at Read Hall not yet arrived. Farnsworth Hood Vent to be inspected 5-27-2025. Getting bids on additional cameras for Farnsworth Hall for coverage holes vandalism pointed out (front canopy, end of Farnsworth Building, 2nd door/parking access, former booze trailer location and Building/pool fence “cubby hole”). The required lighted Exit signage cost is \$9,000 and signs are installed in Farnsworth Hall but not yet in Read Hall. 3 deadbolts at Farnsworth (2 bathrooms & kitchen) need a separate key for security and to avoid making them Exits.

A Member praised DVRC maintenance staff for their great job with Farnsworth Pool.

Office Manager Report: submitted after the meeting. Sandy Daniels announced 11 Closings, 6 paid \$550 fee, 9 paid \$400 transfer fee. sales in March. 3 did not submit Age Affidavits & 9 did.

Craft Fair Report: Lana Koenig turned in \$760 for booth rental, and announced it is scheduled for 11/22 and all spots at Read Hall are sold out. She wanted to know the status of the Lease to know whether she could count on Farnsworth Hall, sell more spaces & readvertise. She asked if a table could recruit new members and sign them up on the spot. Some reservations concerning

eligible addresses and prorated fees might make it difficult. If the Marketing Committee forms soon, they would offer guidance. The question of indoor and outdoor PA systems was raised. Rick recommended renting a portable outdoor system and hopes were expressed that our Tenant might share theirs should we have a Tenant by then.

OLD BUSINESS

Budget Review. A 2025 Budget has not been finalized, but it will show a substantial deficit, similar to last year's.

Farnsworth Lease: In principal, the Board is all in agreement that Gracepoint Global Methodist Church would be an excellent candidate and \$3,200/month rental is reasonable. There were some questions on wording & necessary legal language. The audience & the Board agree that speed is of the essence since the potential Tenant wants to begin updates June 1. Joyce Canino moved & Beth White seconded to have Heather send the contract as presented to the Directors by Heather forwarded to the DVRC lawyer for review & comment. 5 Directors voted "yes", Bob Westall abstain due to his relationship with the church & Sandra voted "No". Motion was passed.

Policy & Procedures revisions: The Board was instructed to conduct a review of the 5 documents: Annual & Transfer Fees, Short-Term Rental Guidelines (to be superseded by any Lease Agreement), Membership Discipline revisions, Member Suspension revisions, Rules & Regulations revisions).

Committees: Amy Foster has agreed to accept the P & P temporary Chair. Syd Clark was named Personnel Committee Chair. No additional Committees have found Chairs. Marketing Committee really needs leadership if our community is to move forward and grow membership.

Audit Committee: Mary Sabel, Audit Chairperson, reported that they are still looking for missing records but the audit has begun. There is no proper paperwork to backup Petty Cash.

NEW BUSINESS

Fundraising: John Polanski reported that 12 signs declaring Dreamland a 55+ Community need to be posted on the major intersections in Dreamland, some to replace old signs damaged or gone missing and new signs with new posts are needed. He anticipates the cost to be around \$1,500. Cinco DeMayo donated \$700 toward the signs. Posse donated \$500 towards the signs.

Board Meeting adjourned 10:42 AM

OPEN FORUM – no speakers – already covered

DVRC t-shirts will be sold at a booth at the Craft Fair 11-22-2025.

Submitted by Sandra Christenson, Secretary