

MINUTES
Dreamland Villa Retirement Community
Board of Directors Meeting
February 10, 2026, 9:30 am Read Hall

Welcome: Pat Clark, President

General Announcements: Coffee Social, No card Bingo Thursday AM, Health and Lifestyle Expo 2/12 9:30-11:30 am, Volunteer Appreciation Luncheon March 4, 11:30 am in Read Hall (sign up in the office), Organ Stop Pizza 2/19 - \$10.75

Pledge of Allegiance

Call to Order: Pat Clark, President

Roll Call: Karolyn Grafton, Interim Secretary. **Directors:** Pat Clark, Joyce Canino, Bob Westall, Dave Warren, Beth White, John Pawloski, and Karolyn Grafton. All present

Ratification of Minutes: Beth made a motion to ratify the January 13, 2026, Board of Director's meeting minutes, Bob seconded; passed unanimously. Beth made a motion to ratify the Board of Directors' February 3, 2026, Study Session minutes, as written. Bob seconded; 3 opposed. Motion passed.

Treasurer's Report: Bob reported that we are holding our own. As of 1/9/26, there are 982 members. 84 are on a payment plan. Last bank account showed \$1377 less than this time last year. Financially, we are in a better position than last week. We are still short of our 1100 paid members, on which the budget was built. There will be a Budget and Finance meeting on Thursday at 3:00 pm to look at adjusting the budget.

55+ Membership Report: Last month, we had 2021 Age Affidavits. 71% of the residents have turned in Affidavits.

Maintenance Report: Rick is recommending Johnson Roofing. He would like to add a ridge vent and remove the old swamp cooler to prevent future leaks and maintain roof integrity. He will not know how much plywood will be required until Johnson Roofing actually gets on the roof. Rick is estimating 10 plywood sheets at \$88.00/sheet. If we hold off deciding for a month, will the warranty be the same later? Will the contracted amount of \$16,251.00 remain? John made a motion to approve the bid totaling \$16,251.00 from Johnson Roofing. Beth Seconded. Motion passed.

Office Manager Report: 16 homes were listed by realtors who work directly with DVRC; 7 homes sold, 4 transfer fees paid, 7 Disclosure fees paid, 0 homes cancelled, and 6 Age Affidavits received. 1 home was an LLC. \$2790 total monies received.

Activity Report: No report given.

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OLD BUSINESS:

Hardship Fund: John made a motion to keep this activity informal by having the office staff continue to handle members paying dues for someone anonymously, and keep a record of monies donated to a hardship fund. They will track the money. Bob seconded. Motion passed.

IT Proposals: Relating to server maintenance. We have one proposal from Retain IT. John and Joyce are requesting 2 more bids as required. Retain IT is familiar with our system. Our bookkeeper researched and found companies that charge up to \$500.00/month. In January, Retain IT was called three times as the router at Farnsworth Hall was malfunctioning. We were charged for those visits as we have no contract. The Board decided to table the discussion and get 2 additional bids.

Banner Request from Faith in Christ Church: Joyce made a motion to accept \$30.00 per month to allow Faith in Christ Church to hang their banner where we hang banners for other DVRC events. Beth seconded. 5 for; 2 against. Motion passed.

Liaison: Joyce made a motion to accept Dr. Padilla as a liaison between DVRC, Maricopa County, and the City of Mesa. Beth seconded. Motion passed.

NEW BUSINESS:

Associate Members: Bob moved to accept Ron Wilson's application to renew his Associate Membership. Bob Westall would sponsor him. John seconded. One opposed. Motion passed. Beth made a motion to accept Janice Wilson's initial application for Associate Membership. Carolyn Grafton would be her sponsor. John seconded. One opposed. Motion passed.

Office Auditors: We need volunteers to audit the DVRC office's books. The audit is due June 28th. Let Pat know if you wish to volunteer to help with the audit.

Adjourned: Meeting adjourned at 10:06 am

Written by: Carolyn Grafton, Interim Secretary

Open Forum:

Four members signed up to speak.