

MINUTES  
Dreamland Villa Retirement Community  
Board of Directors Meeting  
January 13, 2026, 9:30 am Read Hall

**Welcome:** Pat Clark, President

**General Announcements:** Senior Techies Pizza 1/31 4pm-6pm Read Hall, Community Garage Sale 1/16 & 1/17 8am-1pm, Activity Fair 1/24 9am-1pm Read Hall, Pancake Breakfast 2/7 7:30-9am and Little Mesa every Tuesday 3pm-8pm with 20% going to Dreamland (averaging \$200/month donation; mention was changing it up to different places occasionally)

**Pledge of Allegiance**

**Call to Order:** Pat Clark, President

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

**Ratification of Minutes:** Beth made a motion to ratify the December 9, 2025, Board of Director's meeting minutes, Dave second, passed. Beth made a motion to ratify the Board of Director's January 6, 2026, Study Session minutes, John second, passed.

**Treasurer's Report:** December 2025 P&L's and Balance sheet was passed out with Bob reporting YTD of \$4169.53 in the black.

**Maintenance Report:** Rick report he has received 3 estimates to repair the RH roof ranging between \$16K+ and \$18K+ depending on plywood replacement. Paint has been purchased to repaint RH and the office.

**Office Manager Report:** Available upon request.

**Activity Fair Report:** No report. Anita Brown, Chairperson, asked if B/W flyers could be printed to hand out at her apartment complex to bring in more members.

**Membership Marketing/55+ Committee Report:** Dave stated 2021 age affidavits have been received, 704 members have paid 2026 dues with 44 on payment plans.

**Budget and Finance Report:** No report as there is some confusion on what this committee's responsibility. Pat will look into the description/responsibly is.

**OLD BUSINESS:**

**2026 Budget:** Beth made a motion to accept the proposed budget as presented based on 1100 members and revisit in the future if the Club doesn't get 1100 members. Bob second, passed.

**Annual Meeting:** At the call of the meeting, 88 people were in attendance. A quorum was not met according to Bylaws. Pat adjourned turning the meeting into an Open Forum. 2026 Board Candidates were introduced and answered questions. Pat presented an option to turn the covered shuffleboard into a picnic ramada, a show of hands expressed interest. Pat presented an option of allowing a former Board member to become a member. Questions were asked and Pat said things to need to be looked into again.

**Study Sessions:** John made a motion to keep Study Sessions on Tuesday evenings. Dave second, passed.

**Ceramics Incident:** Beth has been coordinating with head monitor Barb Sherer to put the associate member monitor on a 90 day probation and training period and to return her activity room key. The start date of the 90 day probation will be announced at the February Study Session. Pat has made Beth the Board Liaison of Ceramics.

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**Indoor Activities Coordinator:** Bob made a motion for Mary Sabel to be the Indoor Activities Coordinator. Beth second, passed.

**Policy and Procedures Committee:** John made a motion for Kevin Brueback to be P&P Chairperson. Dave second, passed.

**NEW BUSINESS:**

**Interim Director:** With the consent and advice of the Board, Pat swore in Karolyn Grafton. After taking her seat at the table, Pat nominated her to be board secretary. Beth second, passed

Adjourned: 10:26 AM

Submitted by: Joyce Canino, Temporary Secretary