Minutes
Board of Directors Meeting
Dreamland Villa Retirement Community
May 12, 2026, 9:30 AM, Read Hall

Welcome: Pat Clark, President
Pledge of Allegiance
Call to Order: 9:30 AM
Roll Call: Karolyn Grafton, Secretary. **Directors:** Pat Clark, John Pawloski, Bob Westall, Jeff Clapham, Dave Warren, Beth White, and Karolyn Grafton. All present
General Announcements: Ice Cream Social 5/23 from 5-7 pm, Pancake Breakfast 6/6 from 7:30-9 am, Little Mesa Café will continue donating 20% of your check to Dreamland Villa on Tuesdays from 3 pm to 8 pm through the summer.
Ratification of Minutes: Beth moved to accept the April 14, 2026, Board of Directors' Meeting Minutes, and Bob seconded. Beth moved to accept the May 5, 2026, Study Session Minutes, and Dave seconded. Both motions passed unanimously.
Treasurer's Report: Bob Westall announced that the April Balance Sheet and P&L Report for January-April 2026 have been completed and show a profit of 3,594.02. The Balance Sheet & P&L Report was placed on the back table for attendees.
Office Report: The Dreamland Villa report for April 2026 showed 21 homes listed, 14 sold, 7 Transfer Fees Paid, 14 disclosure fees paid, zero home sales canceled, and 8 Age Affidavits received. The MLS Listings showed 40 active homes for sale: 8 are under contract, 1 coming soon, 5 pending, and 12 closed.
Maintenance Report: No maintenance report today.
P&P Policies: The Activities Policy will be submitted to P&P for review and changes.
Bylaw Changes: John moved, and Dave seconded, to send the following P&Ps for edits. The motion passed unanimously.
ARTICLE VIII, QUORUM - Sec 1, (remove *One hundred (100)* and insert *eight percent (8%) of the current.)* ARTICLE I, THE PRESIDENT - Section 2, (remove *100* and insert *equal to or greater than a quorum as defined in Article 8, Section 1)*. ARTICLE IX, RULES - Section 7, (remove *100,* insert *eight percent (8%) of).* ARTICLE X, NOMINATION AND ELECTION OF BOARD MEMBERS AND OFFICERS -Section 4, The (remove *three)* candidate(s) receiving the highest number of votes (*insert for the open position(s)* shall (remove *serve for three years, then in descending order, two years and one year.)* (insert *choose the length of the term, from one (1), two (2), or three (3) years, at the time he/she is installed into office*. In Section 4a, A …served (remove *two,* insert *six)* consecutive (remove *terms*, insert *years),* (remove *not to exceed a total of six (6) years*), shall not …election (remove t*o two full consecutive terms,* insert *for six (6) consecutive years)*. Further, …his/her (remove *elected,* insert chosen*)* term …his/her (remove *elected,* insert *chosen)* term plus one year.

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ARTICLE XI, MEMBERSHIP AND FEES - section 3 and 7 (remove 31st, insert 1st); section 8 (remove *entitled,* insert *covering*). ARTICLE XII, TRANSFER AND DISCLOSURE FEES AND AGE RESTRICTIONS - section 1, (remove *are used for the purpose of,* insert *assist in)*. Section 2, changes not needed.

Motion to approve RH Gate: The gate would be a maintenance project for better access to needed maintenance items. Bob moved to approve adding a gate to the North shuffleboard court wall for maintenance access, and Karolyn seconded. Five voted for, with 2 opposed. The motion passed.

Motion to approve 55+ Committee Affidavit Form Change: This form needed .org added to it. This form is used for property managers and LLCs. Beth moved, and Jeff seconded, to approve the form changes. The motion passed unanimously.

Advice and Consent: to approve Cyn Mundy as Chair of the Welcoming Committee. Passed unanimously.

Advice and Consent: to approve Cyn Mundy as Chair of the Memory Brick Garden. Passed unanimously.

Advice and Consent: to approve Betty Zachman as Office Audit Chair. Passed unanimously.

Motion to approve Ice Cream Social: May 23, 2026, 5-7 PM.

Motion to approve Brats and Beans Event: July 4, 2026, 4-7 PM

Motion to approve Membership Sloppy Joe Feed: June 27, 2026, 4:30-7 PM

Motion to approve Pancake Breakfast: June 6, 2026, 7:30-9 AM

The above four motions were made as one motion by John and seconded by Jeff. They passed unanimously.

Motion to approve Rental Agreement: John made a motion to accept The Faith in Christ Fellowship Church Rental Agreement. Beth seconded. The motion passed unanimously.

Hiatus - May 13, 2026 - October 6, 2026. The board may hold special meetings as needed.

Adjourned: 10:22 AM

Open Forum: No speakers signed up.

Submitted by: Karolyn Grafton, Secretary