

Minutes of the Dreamland Villa Community Club

Board of Directors Study Session

Tuesday, December 3, 2013 - Read Hall

The meeting was called to order by President John Mathews at 9:00AM. Roll Call of Directors revealed those present were: Harry Cole, Dan Collins, Charles Dubbs, John Mathews, John Pawloski, George Sheppard, Patricia Thorpe, Gordon Watson, Larry Wilkens and Lyle Wood. Absent: Wendell Black. A quorum was declared present.

NXTGEN Networks & Malibu Communications Proposals for a Building/Pool Access Control

System – Board Discussion

Various board members offered their impressions of the presentations made to the Board at the November Study Session with a more favorable impression of NEXTGEN. Dreamland needs to provide an updated specification of our requirements for a system and get rebids from NEXTGEN and other qualified vendors. Larry Wilkens was asked to head up an ad hoc committee with Lane Allen and suggestion of Chet Wright to assist. Time is available since this system would not be implemented until at least mid 2014.

Financial Review – Patty Thorpe

The 2014 proposed budget was presented in two forms with discussion of various elements and the proper accounting treatment of capital expenditures. The form presented by Charles Dubbs was stated by a knowledgeable accountant in the audience (Lane Allen) to be the preferred form. In both cases \$24,000 was included for a new access control system.

Charging for Unreturned Key Cards – Patty Thorpe

After discussion of the nature of the problem it was concluded the office would continue to use existing procedures.

Heat Situation for Pools – Patty Thorpe

The Read Hall lap pool is now unheated since its heater was diverted to heat the therapeutic pool with the failure of the therapeutic pool heater. Lap pool users have registered some complaints. Harry Cole is getting info on cost to replace the failed heater. Patty Thorpe suggested that the office be informed of these sensitive situations so that Board members could be kept apprised by E Mail and that notices be posted at the scene for member information.

Realtors Open House Plans – Wendell Black

Wendell was not present to address this plan but since it was decided to combine the Realtor Open House with the Dreamland Resident Open House. John Mathews announced he had appointed Larry Wilkens the Co-Chair of the Realtor Open House. Plans are generally outlined below.

Dreamland Villa Spring Open House – John Pawloski

Elements of the plans so far include:

Date: February 22, 2014 Realtors time: 9 to 11AM Residents time: 11 AM to 3 PM

Activity groups to show case their activities and our facility

Target groups are Realtors and Nonmembers Free food Advertising planned

Next committee meeting Dec 16 10:00 AM

Ideas to Increase Memberships – Board Discussion

Discussion centered on the written thoughts of John Mathews dated Sept 30, 2013 some of which have been implemented already. After discussion, suggestions to be further considered included:

- > If a member brings another Dreamland resident into the club that we reward the member with a \$25 check.
- >The person(s) buying a Dreamland house receive a membership free for the balance of the current year.
- >Writing articles for the Citizen on the benefits of being a member of the club.

Proposal to Reduce Size of Board to Nine Members – Board Discussion

John Mathews offered a draft of proposed changes to Bylaws Article VI “Board of Directors”, Article IX “Quorum” and Article XI “Nomination and Election of Board Members which would have the effect of (1) reducing Board size to 9 members rather than the present 12 + reduce quorum to 5 members rather than 7 presently and (2) eliminate the term “unexcused“ absence of a Board member and (3) having the Nominating Committee members approved by the Board at the October Board

meeting rather than September. The Board members individually expressed their opinions about the advisability of implementing these changes with discussion pro and con.

Current Maintenance Situation – Harry Cole

Harry stated that the Maintenance team will now be four rather than five in the past with some cost savings resulting. A new member was recently hired.

Motion to Amend Article VI Section 4 “Audit”– Charles Dubbs

Charles reviewed a proposal that the section be revised to eliminate the requirement to engage a CPA to accomplish the audit every fifth year. Most Board members felt it should remain as is.

Suggestions for Committee Heads – Board Discussion

John Mathews handed out a new list of Activity Heads.

Introduction of proposed appointee, Lane Allen, as interim board member to fill vacancy – John Mathews

After a brief introduction by President Mathews, Lane went on to talk about his qualifications to join the board. Mr. Allen will be presented for approval at the Dec 10 Board meeting

Meeting Adjourned at 11:40 AM

Submitted by Lyle Wood, Secretary