

Dreamland Villa Community Club, Inc. Board of Directors
Tuesday, December 6, 2016, Approved Study Session Minutes

Welcome: Pat Clark, President

Pledge of Allegiance

Call to Order: 9 a.m.

Roll Call: Ward Jennings, Secretary

Present: Pat Clark, Bruce Gile, Ward Jennings, John Pawloski, Sr., and Janet Peterson,

Old Business:

General Membership Meeting, Tuesday, 2 p.m., January 10, 2017. For the Directors review and discussion, Ward provided a draft annual meeting program. The Directors provided their consent for a transmittal letter to all current members furnishing the Articles of Incorporation revision, By Law changes, sample ballot and an alternative By Laws revision for Item 2, addressing the number of authorized Director seats.

Financial Review: Ward Jennings, Treasurer, provided two financial reports showing that revenue through November 30, 2016 was greater than any year since 2011 and projected in the 2016 budget, while expenses are lower than projected in the 2016 budget. Net Income for the same period was more than any period since and including 2011 and greater than projected in the 2016 budget. These two reports, along with the standard monthly financial statements, Capital Reserve account activity and Restricted Funds balances are posted on the Official Bulletin Board and are available to members at the Read Hall Office.

Block Watch/55+ Signage: Char Grande, Block Watch Committee Chairperson, reported that the newly purchased 70 each signs had been installed throughout the perimeter of the Dreamland Villa Subdivision. Jerry Hopp showed the samples of the two signs that had been installed. Char suggested that another 70 each signs could be installed inside the Subdivision if the Directors wished to furnish the funds to do so. The Directors requested Char proceed negotiating lower prices on the purchase of 70 each additional signs.

Re-roof Read Hall Buildings A and D: John Pawloski, Sr., Builds and Grounds Committee Chairperson, stated that bids ranging between \$14,800 to \$19,600 have been received to re-roof the two buildings using lighter, higher quality architectural shingles. The architectural shingle has a different appearance compared to the style currently installed. John requested the Directors consider the difference in style. A final roofing proposal is expected at the December 13, 2016 Board Meeting.

New Business:

Statutory Agent: The Directors designated Ward Jennings to be the Statutory Agent to replace Jackie Young.

Sales and Marketing Committee Co-Chairperson, Deb Rychlak: Deb stated that this new committee was in a state of flux, had not yet developed a written creative and innovated sales and marketing proposal nor had a 2017 budget been developed. A variety of discussions ensued.

President Clark suggested that the conversations be curtailed and that a meeting of this committee and the Directors be scheduled at a later date. The Policies Committee was requested to develop by the January 3, 2017 study session proposed Committee responsibilities differentiating between the Sales and Marketing Committee –to residents, separately from the Farnsworth Hall Outside Sales and Marketing Committee. Donna Hopp suggested that personal visits to new residents is the best method to increase dues paying members.

Board of Directors Vice President Position: The Directors decided not to fill the Vice President position. The five sitting Directors constitute the minimum number for a quorum. If one Director is unable to attend a meeting, no official business may be conducted.

Farnsworth Hall Outside Sales: Bruce Gile, Co-Chairperson-Farnsworth Hall Outside Sales reported sales are going well, Saturdays are the most popular rental day, and wedding planners seem to be an excellent resource for new business. John stated that three hours should be allowed for cleaning between events.

Apartment/Fourplexes-Occupant Disclosure: Owners/managers of apartments at 333 N Higley, 5233 E University and fourplexes at Albany and 58th St. have not responded to requests to complete occupant verification of age affidavits. June Morton expressed concerns that under-aged persons were improperly being permitted to rent/lease in the Dreamland Villa Subdivision. This subject is an ongoing challenge and is being addressed by the Directors.

Copper Heights: A discussion arose about the continuing Copper Heights problems. It is anticipated that the Maricopa County officials will address the Copper Heights issues at the 6:30 p.m., December 14, 2016 Community Open Forum meeting.

Adjourned: 10:35 a.m.