

Dreamland Villa Community Club Board of Directors
February 2, 2016, Approved Study Session Minutes

Welcome: President Carylan McLean

Pledge Allegiance

Call to Order: 9:00 a.m.

Roll Call:

Present: Pat Clark, Carol Cooper, Charles Dubbs, Ward Jennings, Carylan McLean, Cyn Munday, Earl Munday and John Pawloski, Sr. A quorum was present.

Old Business:

Farnsworth Hall Swimming Pool: Lane Allen asked if money could be saved by leaving the Farnsworth Hall pool covered during cold, rainy and windy days or during the winter months; if the pool could be opened at 9 or 10 a.m. and closed at 6 p.m? The Directors concluded that the users should be surveyed and prior to the fall season, a policy should be developed addressing those pool hours.

Cell Phone Tower: Bob Westall, Contracts Committee Chairperson, addressed the current Crown Castle cell phone lease and the three percent every five years increase also indexed to the CPI. Bob invited the Directors to attend conference calls with other cell phone operators to determine if better lease terms could be negotiated.

Exercise Room and Equipment: Red Westall, Indoor Activities Chairperson, provided an update on the exercise room remodel and equipment replacement. The February 3 spaghetti dinner is a fundraiser to purchase a commercial grade treadmill, recumbent bike, free weights and stand, and refurbish the Apollo 250 weight machine. The anticipated completion date: March 1, 2016.

Bocce Ball: A separate discussion arose regarding the March spaghetti dinner to raise money to replace the carpet for the Bocce Ball courts.

2016 Membership Sales: Through January 31, 2016, 1,474 memberships have been sold, an amount consistent with the 2016 budget projections.

U.S. Department of Housing and Urban Development (HUD): Ward Jennings, Treasurer, discussed the HUD-issued Housing for Older Persons Act (HOPA) rule mandating a re-survey every two years of each dwelling unit's occupants. The Directors and attendees discussed various methods to obtain the required Verification of Occupancy Affidavits. In addition, the Directors acknowledged their consent for a proposed article to be published in the March 2016 issue of the *Citizen*.

Meeting with Maricopa County Sheriff and Zoning: Ward Jennings addressed the Tuesday, February 9, Community Forum to discuss the break-ins and zoning issues. Ward also addressed a home with weeds in the yard, owned by an 88 year old. Attendees suggested a Neighbor helping Neighbor program wherein residents of Dreamland Villa take care of our neighbors without the government's involvement.

Capital Improvement Projects: John Pawloski, Sr. stated that Read Hall pools are scheduled to be closed periodically for renovation work. The bathrooms at Read Hall are also scheduled for replacement of fixtures. Quotes are being obtained for the replacement, before summer, of two air conditioning units at Farnsworth Hall.

Brown Bag Lunch: Carol Cooper stated that 18 people from various clubs shared ideas at the January 2016 think tank discussion. A second Brown Bag Lunch is scheduled for February 10 at 11 a.m.

New Business:

Country Store: Carol Cooper, Fundraising Committee Chairperson, proposed a motion for the February 9, 2016 Board meeting. Extended discussion then took place as to how much money DVCC should charge for setting up and tearing down events at Farnsworth Hall.

Incorporate Approved Annual Meeting Motions into the Existing By-Laws: Earl Munday, Policy Chairperson, discussed the incorporation of items approved at the general membership meeting into the By-Laws updated through May 12, 2015.

Revise Rules and Regulations: Earl Munday described forthcoming changes needed to address non-members attending activities in Read Hall, definition of members and the guest policy.

Approve/Revise Administrative Policy and Procedure Manual Section: Earl Munday:

a. Activities Policy: discussed the new policy regarding the general membership approved non-resident temporary guest pass.

b. Website Policy: discussed the significant amount of revisions to the existing Website Policy and concluded the word "application" in Paragraph II.B.3 required clarification.

c. Dues and Fees Policy: discussed the general membership's approval of a flexible membership policy. The Directors agreed that a written policy should be developed by those members interested in being involved, and the variance/waiver policy should be effective for the 2017 dues year.

d. Purchasing Policy: The purchasing limit for the Maintenance Foreman, Administrative Services Manager or Committee Chairperson was raised from \$500 to \$750.

Raising Membership Dues: Carol Cooper proposed the new Directors being seated at the April 1, 2016, meeting consider raising dues \$5 per year for the next three years to offset increasing expenses.

Raise Money by Selling the Library Building and/or Bingo Equipment: Carol Cooper suggested that if or when the Directors consider selling assets, the Library building, bingo equipment or the lot between Farnsworth Hall and Butte Street be considered. Discussion indicated that the Library building had been donated to DVCC. The Directors took no action on this subject.

Meeting Adjourned: 11:30 a.m.

Submitted by Ward Jennings, Secretary