

Dreamland Villa Community Club Board of Directors  
January 5, 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:**

**DVCC Relationship with its Clubs and Activities:**

**Financial Reports:** Carl Johnson, DVCC's Tax Preparer, recommended DVCC's smaller clubs and activities, operating with their own checking accounts, provide the Board of Directors an annual financial report showing the calendar year's beginning checking account balance, summary of income and expenses, and the end of year's checking account balance.

**Insurance:** In the event of a loss covered by insurance, each club/activity should take photos and/or videos showing the equipment owned by each club or activity. Discussion among the directors disclosed that lists of equipment may already be in the office files .

**Agenda, January 12, 2016 Annual Meeting:** Charles Dubbs expressed concerns about who was scheduled to run the annual meeting and the items listed under new business. The subject of renters being voting members or non-voting social members received heated debate. No resolutions were forthcoming.

**Security Contract:** Bob Westall, Contracts Chairperson, discussed changes in the Security Contract dollar amount and proposed the directors consider revising the Farnsworth Hall pool hours. Based on weather conditions, keeping the Farnsworth Hall pool covered for more hours could possibly reduce heating costs and offset the higher contract amount.

**Membership Sales:** 2016 membership sales are on track to exceed the budgeted amount.

**New Business:**

**Update DVCC Policy and Procedures:** A proposed motion was discussed adding the Blockwatch and Volunteer Committees to the Administrative Policy and Procedures, Section: Standing Committees.

**Realtor Letters:** Directors discussed the realtor letter mailed to each listing agent of homes for sale within Dreamland Villa. Realtors were invited to the January 23, 2016 open house.

**Donations Article:** Directors discussed the submission of a Donations article for the *Citizen*.

**2017 Annual Dues Membership Invoice:** Directors discuss creating an ad-hoc committee to design new membership flyer/invoice and a separate 55+ Senior Citizen Overlay form.

**Compliance Committee:** Directors discuss the need to be more aggressive at reducing problematic occupants.

**Public Meeting with Maricopa County Sheriff and Zoning Enforcement:** A community meeting has been scheduled for 1:00 p.m., February 9, 2016, at Farnsworth Hall.

**Capital Improvement Projects:** John Pawloski, Sr., Chairperson Maintenance Committee provided a list of maintenance projects and is setting a goal for completion of selected items.

**Space Allocation Projects and Exercise Equipment:** Red Westall, Chairman, Indoor Activities Committee, discussed re-allocating space between the exercise and billiards rooms. Red Westall and John Pawloski Sr. are meeting a consultant who is providing a design layout for the proposed replacement exercise equipment. The layout will show where new electrical outlets shall be required and assure the remodeled room is of a correct size. The goal for the completion date: March 31, 2016.

**Restricted Funds:**

**Entertainment Funds:** Cathy Jageler presented a series of items to be funded by \$3,500 of restricted Entertainment Funds carried forward to 2016.

**Kitchen Funds:** Red Westall reported that the Kitchen Funds carried forward to 2016 shall be used to replace an air conditioner in the lobby area at Farnsworth Hall.

**Mission Statement:** The directors discussed revising the DVCC Mission Statement:

“Unite our retirement community, enforce the 55+ senior citizen overlay, and increase our membership. Offer events, activities, and facilities for the enjoyment of our community’s residents and members.”

**Temporary Guest Pass:** Two community residents proposed a new pass wherein a paying member could sponsor a \$20.00 monthly Temporary Guest Pass to be used by non-resident guests of Dreamland Villa for short periods of time. Directors were in favor of a properly worded motion authorizing such a pass.

**Brown Bag Lunch:** On January 13, 2016, 11:00 am, Farnsworth Hall, all monitors and club representatives are scheduled to share viable ideas to strengthen the future of our community. We are looking for ways and means to increase access to meetings and facilities for working residents and enhance synergy among the various clubs and activities.

**Meeting Adjourned** – 11:15 a.m.