

Dreamland Villa Community Club Board of Directors  
March 1, 2016, Approved Study Session Minutes

**Welcome:** President Carylan McLean

**Pledge of 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:**

**Property Management Database:** In late 2014, Gene Miller, a Dreamland Villa Club member, volunteered to create for DVCC a new property management system using Cold Fusion software to ultimately replace the property management functions in the existing PROMAS software currently used for accounting and property management. A 40-minute discussion with Board members asking questions took place. The project has no specific completion date.

**Contracts Committee:** Bob Westall, Contracts Committee Chairperson, presented to the Directors for their review:

- a. The new Maranatha Church lease of Farnsworth Hall. The three-year lease starts December 4, 2016, and ends April 14, 2019. The usage starts the first Sunday in December and terminates the second Sunday of April, repeating throughout the lease period. The new lease terms are the same as the previous lease.
- b. A proposed revision to the Administrative Policy and Procedure Manual Section: Facility Rental Rules and Fees, Facility Rental Fee Schedule for the rental of Farnsworth and Read Halls. The Directors and asked questions to seek clarity for the proposed changes. The proposed revisions were forwarded to the Policies Committee.

**2016 Telephone Book:** Ward Jennings, Treasurer, proposed parameters for the printing of a 2016 Telephone Book, paid for by advertising sold by DVCC volunteers. Approximately \$12,000 of advertising is necessary to finance the cost of printing a new telephone book. During the Study Session, no one volunteered to be the Sales Coordinator for this project.

**New Business:**

**Approve/Revise Administrative Policy and Procedure Manual Section:** Earl Munday, Policies Committee Chairperson, presented to the Directors for their review changes to the Administrative Policy and Procedure Manual Sections:

- a. *Citizen* Policy: discussed changes proposed by the *Citizen's* Editor.
- b. Dues and Fees Policy: discussed deleting the current definition of the Variance Committee and a correction to one of the monthly prorated fees.

**Revise Rules and Regulations:** Earl Munday, Policies Committee Chairperson, presented to the Directors for their review changes to the definitions of guests, allowing non-members into Read Hall and elimination of some redundant language.

**New Boiler for Swimming Pool:** John Pawloski, Sr., Maintenance Committee Chairperson, presented to the Directors three bids for the replacement of the therapy pool boiler. Leslie's Poolmart, Inc. presented the low bid at \$3,441.50. The Directors agreed in concept to proceed, pay for this work from the Capital Reserve Fund and ratify this at the March 8, 2016 Board Meeting.

**Door from Read Hall exiting to the Read Complex Swimming Pools and Spa:** John Pawloski, Sr., Maintenance Committee Chairperson, described a conflict between the Fire Code requiring the door to swing out and the County Inspector's requirement that the same door swing in. To solve the conflict, Vortex Doors, submitting a low bid of \$1,182, will add an alarm with a key to turn off the alarm when the door is opened. The Directors agreed in concept to proceed and to pay for this work from the Capital Reserve Fund.

**Farnsworth Hall Pool and Next Door Social Media Site:** John Pawloski, Sr. stated that he had been unaware that the Next Door Social Media Site contained comments regarding the condition of the Farnsworth Hall Pool water. Charles Dubbs stated that he shall make a motion at the March 8, 2016, Board Meeting to remove the reference or link from the DVCC website to Next Door.

**DVCC Tiered Ticket Pricing: Member vs. Non-member:** Earl Munday said a group of members involved with various events and activities held in Farnsworth Hall had assembled to discuss tiered ticket pricing. The intent is that DVCC members would pay a lower price, adding value to their DVCC membership.

**Community Task Force New Ad Hoc Committee:** Ward Jennings proposed the Directors authorize a task force of DVCC members from the community at large to collectively devise and implement plans, among other items, to increase DVCC membership. An outline of the plan was presented to the Directors and attendees at the Study Session. A specific motion shall be submitted to the Directors at the March 8, 2016 Board Meeting.

**Nature Walk Trespass Signage and Community Enforcement:** Ward Jennings suggested that the Arizona Revised Statutes provided language making it a criminal trespass for any unauthorized person(s) to be in DVCC's properly signed Nature Walk and shall make a motion at the March 8, 2016, Board Meeting to buy and install these signs. Ward also proposed the residents of the Dreamland Villa form a "men in black" rapid response team to interdict suspicious persons appearing throughout the Subdivision. John Pawloski, Sr., Commander of the Dreamland Sheriff Posse, suggested that created too much risk for those residents and was not supportive of the idea.

**Executive Session:** Earl Munday requested an Executive Session meeting be held immediately following the Study Session to discuss the circumstances regarding a former employee who recently left DVCC's employment.

**Meeting Adjourned:** 10:45 a.m.  
Submitted by Ward Jennings, Secretary