

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

Welcome: Pat Clark, President

Pledge of Allegiance

Call to Order: 9:03 a.m.

Roll Call: Ward Jennings, Secretary

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

Old Business:

Administrative Policy and Procedure: Ann Krasselt , Acting Policies Committee Chairperson proposed the following revisions which were discussed by the Directors:

Subject: Accounting. Change the funding source for Capital Reserve Account and add Facilities Rental Income as the third item to be recorded using the Modified Cash Accounting procedure.

Subject: Dues and Fees. Change the term “Club Membership” to “Transfer Fee” and authorize a \$50 requested 55+ Compliance Fee for occupants of Dreamland Villa dwelling units who have chosen not to be members of the Dreamland Villa Community Club.

Subject: Committees. Change the name of the Maintenance Committee to the Buildings and Grounds Committee.

By Laws: Discuss possible changes to be proposed to the General Membership at the 2:00 p.m. January 10, 2017 General Membership Meeting.

Article VI, Section 1: Change the number of Directors from eight to seven.

Article XI, Section 4: Clarify or change the terms for the 2017 elected Directors. The Policy Committee was asked to consider revising this policy to allow Director Candidates to specify the number of years for which they wished to be elected.

Article XI, Section 1b. Close the election for nominations on December 5th preceding the next General Membership Meeting.

Article XI, New Section. Set forth qualifications for Director Candidates.

General Membership Meeting: Scheduled for Tuesday, 2:00 p.m., January 10, 2017. The Directors restated the intent to hold an evening meeting at 6:30 p.m. to introduce the 2017 Director candidates and to highlight the results of the afternoon meeting. The evening meeting is intended to reach out to members who are unable to attend the afternoon meeting.

Farnsworth Hall Pool Winter Hours: John Pawloski, Sr. Maintenance Committee Chairman. From January through April 2016, an average of five people signed in after 6:00 p.m. to use the Farnsworth Hall pool/spa. By closing both the pool/spa and covering the pool, the cost of heating would be substantially lowered. The amount of savings depends on the winter temperatures. Savings shall be tracked. The proposed 6 p.m. closing date would start a few days after New Year's Day. The question of who will cover the pool shall be determined after the Board approves the 6 p.m. closing. There are no proposals to change the Read Hall pools/spa hours.

New Business:

New Residents: The Directors discussed offering new residents a free trial social membership. Discussion arose as to whether the free trial period should be 30 days or up to 90 days. Since this has not been attempted previously, a beta test period was suggested to see what the results may be. This subject also raised the question of whether Dreamland Villa Community Club will ever find volunteers to visit new residents to welcome them into the Community and to promote membership.

Apartment/Fourplexes-Occupant Disclosure: Owners/Managers of apartments at 333 N Higley, 5233 E University and fourplexes at Albany and 58th St. have been unresponsive to letters sent to them requesting 55+ age verification for the occupant(s) of those units. The Directors were asked to consider approving the retention of an attorney to write the Owners/Managers. The quoted price is \$150 per letter.

High Tea: On behalf of the Committee, Red Westall presented a proposal to use the net proceeds from the High Tea to replace the four windows in the Ceramics/ Fused Glass room. A discussion arose as to whether DVCC funds could be used to pay the balance of any costs not covered by the High Tea net proceeds. The High Tea is scheduled for Wednesday, January 25, 2017. A discussion arose as to whether better prices could be obtained if additional windows for bathrooms were added to the order (the additional windows to be paid for with DVCC funds), what was the quality of the windows, and whether the fixed windows in the Ceramics/Fused Glass room would be a Fire Code issue.

Administrative Policy and Procedure Subject: Purchasing. The current requirement is to obtain three bids when a routine procurement exceeds \$750. The attendees were asked what they thought about raising the three bid requirement to \$1,500. All attendees felt that the increased amount to \$1,500 was acceptable. The Policy Committee was asked to consider a revision to the purchasing amount.

Adjournment: 10:40 a.m.

Submitted by Ward Jennings, Secretary

Attendees provided their comments concurrently during the study session. There were no additional comments after the adjournment of the meeting.