

**Dreamland Villa Retirement Community Board of Directors  
November 7, 2018, 6:30pm Study Session Minutes**

**Welcome:** Johna Sharp, President.

**Pledges of Allegiance.**

**Call to Order:** 6:30pm by Johna Sharp, President.

**Roll Call:** Kathie Chismar, Secretary. Present were Johna Sharp, Earl Munday, Dan Hampton, Kathy Wissinger, Larry Thoma, Aggie Forsyth, and Kathie Chismar. A quorum was present.

**Old Business:**

**Pickle Ball Court:** Dave Senke advised that his committee sought 4 estimates for repairs, with Pacific Tennis Courts submitting the lowest bid. They have good reviews and 30 years' experience. Their contract has been submitted to the contract committee.

**New Business:**

**Building and Grounds:** The purchase of pool vacuums that would be put in the pool overnight was discussed. At the present time, we do not have anyone to install the vacuums at night, so the motion to purchase the vacuums will be tabled till further notice.

Pineapple Pools has advised that extra maintenance and additional pool closures may be needed due to the buildup of lotions and detergents in the pool. It is imperative that everyone shower before entering the pool. If anyone is interested in being a Pool Monitor, please notify the office. We will post additional signs to remind people to shower before entering the pool.

**Annual General Membership Meeting:** It was suggested that we hold the Annual meeting at 6:30pm on January 8, 2019.

**By Laws:** The board reviewed By Law changes to be presented at the 2019 General membership. The changes would be published on the website and available in the office for the membership to review, as they are too lengthy to publish in the *Citizen*.

**Senior Citizen Overlay:** There are a few apartments on the edge of Dreamland that are not covered under the Senior Citizen Overlay. Earl suggested that we send letters to the owners to request that they provide affidavits to DVRC stipulating that the occupants meet the 55+ rules in their rental agreements so that the renters can pay the annual fee and enjoy the Dreamland amenities. If the owners refuse, the properties should be removed from the Overlay, and the renters would not be permitted to purchase membership.

**2019 Operating Budget:** Dan is working on the 2019 budget based on 2018 operating expenses and income projections. The budget will be submitted to the Board at the December meeting.

**SRP Easement:** SRP has requested a new Easement on the Nature Walk. They have offered to pay \$900 for the easement, but it may be worth more. Negotiations will continue.

**John's Villa Ad Hoc Committee Report:** A new proposal was submitted for the John's Villa space suggesting a lending library and increased storage, kitchen and card playing space. The proposal will be available in the office.

**Nature Walk:** Dave Senke reported on the history and policies and procedures regarding the nature walk. Landscaping must meet required guidelines and must receive written approval from the Board. Owners must accept liability for items placed on the trail. There is a Nature Walk Cleanup scheduled for November 15.  
His report will be on file in the office.

**Adjournment:**

**Open Forum:**

Donna Hopp commented on the value of the Library to the Dreamland Community.  
Pat Clark expressed concern about the cost of renovating the library into a rental property.  
Sharon Fenton commented on inconsistent pool water temperatures.  
Ron Tucker gave his view on Kasey's Korner and it's value to our community.  
Bea Beck requested that we keep the library where it is.  
Remarks, if available, will be on file in the office.