

## MINUTES

### Dreamland Villa Retirement Community Board of Directors Study Session 9:30 am, December 6, 2022 Meeting, Read Hall

**Welcome:** Steve Malone, President

**Pledge of Allegiance**

**Call to Order:** Steve Malone, President

**Roll Call:** Ward Jennings, Secretary. Present were Directors: Joyce Canino, Steve Malone, John Pawloski, Sr. and Ward Jennings.

#### **OLD BUSINESS:**

**Update:** Lu Wald, Singles Club President, provided an update for the December 10, 2022 Holiday Arts and Crafts update. \$1,560 received for booth rentals and donations. Expenses as of today: \$379.16. Booths sold out. Art room shall provide a warm up area with coffee for the vendors. A sponsor is only providing hot dogs but an enrollment card must be completed first. January 21, 2023 Read Hall Activities Fair and Open House: event is proceeding as planned.

**Door Access System:** The WIN-PAC access door system upgrade, started in July 2022 has been a failure. Many features do not work, particularly at the Farnsworth Hall pool area. Two bids have been received for a replacement system. A third proposal should be received this week. More than likely, a WIN-PAC replacement system is needed, most likely costing about \$24,500.

**Read Hall Swimming Pools/Hot Tub:** Specs are being developed and bid solicitation is scheduled for December 2022. It is anticipated that the repair estimates for the three pools shall be +/- \$100,000.

**Parking Lot Reseal:** Scheduled for Saturday, 12/17/2022 and Sunday, 12/18/2022. Cost \$9,750.

**Nominating Committee Chair report:** There are nine candidates for the five director vacancies. Three attended the 12/6/2022 Study Session. A few of the candidates are still working. Bios and photos are being assembled for publishing in the January 2023 *Citizen*.

#### **Policy and Procedures:**

The Directors discussed the proposed By Laws that shall be voted on by the membership at the January 28, 2023 annual meeting.

The Amended Budgets and Accounting P & P were discussed and shall be voted on at the December 13, 2022 Board of Directors meeting. The amendment revises DVRC's accounting for restricted funds, bringing DVRC in line with the IRS and accounting industries requirements. The approved policy shall be posted to the DVRC website.

**December 3, 2022 Special Membership Meeting:** The minutes of the meeting have been posted to the DVRC website. The YES votes were overwhelmingly in favor of the By Law changes to restore the number of directors to seven, schedule the annual meeting in January, elect directors in February and have three members on the Nominating Committee.

**Fused Glass/Ceramics exhaust fan:** The new fan has been installed; some additional drywall and painting work need to be finished. Bookkeeping is waiting for a credit for a returned fan.

**Kitchen Stove for Read Hall:** If the stove is only used by the Community's members, there are no requirements for licenses. However, if the kitchen is used for cooking by non-community members, licenses are required. And there seems to be disagreement about who shall be responsible for keeping the stove clean. The stove had not been installed as of the Study Session.

**Thanksgiving Dinner:** The dinner organized by Patti and Rod Hanks was very successful with 80 people attending. Five turkeys were donated and Patti and Rod contributed another \$400. A \$275 donation was made to the legal defense fund.

**Pagano's Second Lawsuit:** The DVRC insurance carrier is providing DVRC's legal defense. The insurance carrier previously used the law firm of Carpenter/Hazlewood creating a conflict of interest issue

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that has yet to be resolved. In September 2022 the Court ruled that former directors Pagano and Sharp should have sued as individuals and instead of using the Corporate attorney for their law suit.

**Teresa Moore's Complaint:** The Arizona Department of Labor dismissed the complaint by former employee Moore, finding that DVRC was NOT at fault for any of the allegations.

**Christmas Decorations Contest:** 20 homeowners have registered their homes for the decorations contest.

**T2 Presents, LLC:** T2 has reimbursed DVRC for the new electric sub-meter that was installed at Farnsworth Hall. There is no new or revised lease. T2's requested revisions decreased the monthly lease payment to DVRC. Further, T2 has been unwilling to provide written minimum dollar amounts for the yearly ticket sales payable to DVRC. To provide full disclosure to our Community's residents, copies of related correspondence are attached to these minutes. Further negotiations may occur in January 2023. One director proposed that DVRC's baseline for any lease revisions should require a \$20,000 per year minimum ticket guarantee and with no lease amount reduction.

## NEW BUSINESS

**Saturday Board of Directors' meetings:** The directors discussed holding Board of Directors meetings in 2023 at 9:30 am on Saturdays: January 10, February 14, March 14 and April 11. The study sessions shall remain unchanged and shall be the first Tuesday of each of those months. This shall be a motion at the next board meeting.

**Audit Committee:** With the directors' advice and consent, President Malone shall appoint Steve Vandez as audit committee chair and Joe Guzdziol as one of the two audit committee members. A third member shall be named at the next board meeting. The audit work shall commence Saturday, January 7, 2023.

**2023 Budgets:** The 2023 Operating and Capital Expenditures Budgets were discussed. The directors shall vote to approve or revise and approve the budgets at the next board meeting.

**Preferred Realtor Program:** The reasons for re-creating the preferred realtor program were discussed. Many of the current listings of homes for sale in the Dreamland Villa subdivision exclude significant disclosures: the use of the homes is restricted by the Declaration of Restrictions and the Maricopa County 1980 Z34-80 Senior Citizen Zoning Ordinance. Our Community is a County Island with law enforcement provided by MCSO and an Rural Metro annual subscription is payable to Rural Metro for fire service. Many homes have septic systems rather than City of Mesa sewer. A few listings even state that our Community has a golf course and tennis court. Our preferred realtors know how to protect the sellers by providing full disclosure of the correct information so that the buyers know our Community's unique characteristics.

## Open Forum/Attendees Comments

**Community Social Gathering:** An attendee suggested Read Hall rooms A and B be promoted as a community gathering area for socializing and card and game playing. That great idea shall be promoted.

**Transfer Fee:** An attendee asked about the transfer paid at closing. It's a fee to cover the expenses incurred by DVRC to (1) document who are the new buyers of homes sold in the Dreamland Villa Subdivision and (2) obtain the required documentation that the occupants are age qualified.

**Adjourned at 11:40 am**

Submitted by Ward Jennings, Secretary