

APPROVED MINUTES

Dreamland Villa Retirement Community Board of Directors Study Session 9:30 am, October 4, 2022 Meeting held at Read Hall

Welcome: Steve Malone, President.

Pledge of Allegiance:

General Announcements:

2022 Recall Status. 175 residents attended the October 1, 2022 Directors' Meet and Greet event held in Farnsworth Hall. T2 Presents, LLC furnished the coffee and cups. The directors introduced themselves and answered questions from the attendees. A History of the Order to Show Cause Lawsuit initiated by former directors Anthony Pagano and Johna Sharp is attached.

Meeting with T2 Presents, LLC's Principals, Farnsworth Hall lessee. The lessee discussed their proposed renovations and additions they'd like to make if they can get a lease extension for 10 years. If they can get a 10 year lease, the lessee would like to get a liquor license so they can have a beer garden and a meeting place for Dreamland Villa residents to gather for coffee. Having nationally known bands perform is also a possible new event.

Call to Order: Steve Malone, President.

Roll Call: Ward Jennings, Secretary. Directors: Joyce Canino, Patti Hanks, Ward Jennings, Steve Malone, John Pawloski, Sr. These are the Court's "Authorized Constituents".

OLD BUSINESS (Carried over from the April 12, 2022 Board Meeting unless otherwise stated.)

Credit Card Fees: Considered adding a 3% fee for all credit/debit card charges.

FYI: Payment Plan Fee: At the April 12, 2022 Board of Directors meeting: *Allees made a motion to add a \$5 fee for each separate payment on a payment plan. The motion was adopted.* While this motion was mentioned at the 10/4/2022 Study Session, the directors did not address continuing the Payment Plan Fee in addition to the possibly new credit card fee.

Posse Lease: Affirmed the Posse lease should be \$12 per year, with a refund of \$588 due.

Study Session Format: For the Study Sessions, restore the Call to Order, Pledge of Allegiance, roll call and post study session minutes on the website.

Read Hall Swimming Pools/Hot Tub: Specifications are being written for the repairs to the pools and hot tub. Bidding shall be sent out by the end of the year. The work shall be completed in three phases commencing in March or April 2023.

NEW BUSINESS

2022 Holiday Crafts Update: Lu Wald, Singles Club President, presented an outline of the December 10, 2022 Holiday Crafts Fair's vendors, promotional costs, set up plans and mentioned the Ceramics Department shall be doing a bake sale to raise funds to replace an exhaust fan. The directors were asked to consider selling hot dogs.

Committee Chairs: President Malone announced he would like to appoint Amy Forester as the new Committee Chair, Christie Robbins as the Veterans Day ad hoc Committee Chair and designate Ward Jennings to be the Director's coordinator for the Residential Sales and Marketing and Compliance Committees.

Policy Committee: Amy Forester, Acting Committee Chair, said several policies are under revision and some By Law amendments are being developed.

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Budget & Accounting Policy: Based on the IRS depreciation criteria there is a need to revise the threshold for capital improvements amount from \$3,000 to \$2,500.

2023 Dues: A discussion arose regarding raising 2023's annual fee 10%, from \$190 to \$209.

2023 Annual Fee Renewal Campaign: October 17, 2022 is the target date to get the 2023 annual fee campaign to the printers for first class mailing.

Verification of Age Affidavits: The intention to use one form for the 2023 annual fee renewal and a separate form for the Verification of Age Affidavits was discussed.

Springs Realty Lease: By mutual agreement the two parties agreed to terminate the lease by 12/31/2022.

6124 E Butte St: Postponed discussion regarding creating RV Parking on the DVRC owned lot.

RH WiFi: The problems with the Guest v Office usage was discussed.

RH Camera Recording Device: The current inoperative system was discussed.

Ratify Board of Directors Actions: The following list emergency actions the newly seated directors had to take to address DVRC problems.

a. **CPA to file Annual Taxes:** Discuss the need for a motion to authorize the Treasurer to sign: 1. CPA Representation Agreement with Andrew Sarager, CPA with Colby & Powell, 2. An IRS EFTPS Enrollment form and 3. to file 2021's taxes and 2022's quarterly estimated tax payments.

b. **Credit Cards:** National Bank of Arizona has been asked to cancel credit cards issued in the names of Jack Babb, Diane Fisher, Mary Newkirk and Teresa Moore and authorize one new credit card, limit \$2,500, in the name of Ward Jennings, Treasurer.

c. **Door Access System:** The directors purchased a new computer and operating system to run the latest version of WIN-PAC, the key card door access system to replace the original system that had a corrupted database.

d. **Farnsworth Hall Internet:** A CenturyLink internet line into Farnsworth Hall was restored to support the DVRC camera system and pool access door updates to the key card reader.

e. **Order to Show Cause Lawsuit:** Addressed the decision NOT to pay \$54,896.26 in Carpenter, Hazlewood, Delgado & Bolen LLP (CHDB) law firm's legal billings to DVRC.

f. **Membership Suspension:** Former directors Anthony Pagano and Johna Sharp have been suspended for two years based on their directorial misconduct described in the Bill of Particulars presented at the July 16, 2022 Special General Membership meeting convened specifically to allow the members to vote for Pagano and Sharp's removal.

Adjournment: 11:30 a.m.

Submitted by Ward Jennings, Secretary