

MINUTES

Dreamland Villa Retirement Community Board of Directors Study Session 9:30 a.m. February 7, 2023 Meeting, Read Hall

Welcome: Steve Malone, President

Prior to the start of the study session, Steve left the president's seat to speak to the attendees from the audience's microphone, as a member of the community, not the Board's president. He said that he had mistakenly sent an email he received as a Board Member to the members of the Policy and Procedures Committee. He stated that the contents of the email were sent to other people, causing damage when the information was passed on. He stated that the false statements, rumors need to stop. No one is considering selling Farnsworth Hall and no one has agreed to a new T2 Presents, LLC lease agreement. Steve said, in the future he will not share directorial emails with non-directors.

General Announcements: Steve provided information regarding the following:

Voting for five new directors shall occur Tuesday, February 14th from 8 a.m. to 7 p.m. at Read Hall's "Green Room". For reasons unknown, the bios of the candidates were omitted from the February 2023 issue of the *Citizen*. The results of the election shall be reported around noon, Wednesday, February 15th.

Saturday, February 11th has another Nature Trail clean up, 8 a.m., starting at 56th Street. About 25 friends of the Nature Trail showed up last Saturday to help with the clean up.

Concurrent with the Nature Trail clean up, Saturday, February 11th is the next Board of Directors meeting at 9:30 a.m.

Another Town Hall meeting shall be held Saturday, February 18th at 9 a.m., Read Hall. The primary topic shall be where is DVRC now and where do we go from here.

Super Bowl party, 4 p.m., Sunday, February 12th. Bring a treat or snack to share. BYOB.

The Annual Arts and Craftsman Show and Sale shall be from 8 a.m. to 5 p.m. Friday, March 3rd and Saturday, March 4th at Read Hall. There is also an evening show at the Silver Star Theatre, tickets available in the DVRC office.

Pledge of Allegiance

Call to Order: Steve Malone, President

Roll Call: Ward Jennings, Secretary. Directors: Joyce Canino, Patti Hanks, Steve Malone, John Pawloski, Sr. and Ward Jennings. All directors were present.

OLD BUSINESS:

Activity Fair: Lu Wald, event co-organizer. 91 kee card holders and 24 residents visited the Activity Fair. \$200 in donations was received to fund the fair, with hard costs for a promotion banner at \$143. Lu also addressed the forthcoming the Annual Arts and Craftsman Show and Sale. Initially this was to promote the Arts room projects but more recently included the other shops, such as Glass Fusion, Ceramics, Woodshop and Lapidary. Lu commented that there is a similarity to the Activity Fair and suggested the Board consider combining the two events into one, possibly to be held in late February or March 2024.

Lu also discussed the Holiday Craft Fair that had 38 to 40 vendors. She felt with more room allocated, 50 vendors might attend next time. She has a Kettle Korn vendor and possibly a no-minimum food truck lined up. The next Holiday Craft Fair planning meeting is scheduled for March 10, 2023.

Read Hall: Sale of Water and Soft drinks: Richard Leix who helps keep the Read Hall kitchen supplies stocked said recently \$400 of soft drinks and water had been purchased with DVRC receiving \$40 from its sale. Richard asked the Board if only water could be stocked in the future. Answer: YES.

Annual Meeting Results: Steve reported that the results of voting for By Law changes and the Member's Motion were published on the Official Bulletin Board, in the Office and on the website.

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Read Hall pools and hot tub: No update.

City of Mesa Sewer Access Improvement: Steve Malone as President signed the City of Mesa's easement request. The Board's authorization shall be ratified at the next Board meeting.

Policy and Procedures:

Steve said that certain grammatical errors existed in the newly approved By Laws and proposed the directors approve removing the word "general" when describing annual membership meetings. In addition Steve felt that the quorum description should be rewritten to state: four directors constitute a quorum for the newly authorized seven director seats.

Committee Chair, Amy Forster, again introduced a newly revised Read Hall Kitchen Usage and Cleaning policy. An alternative version was also introduced. Once again, after lengthy discussion, nothing was agreed to. A self-cleaning kitchen stove has been installed with a locked cut off switch. Until such time as the Board approves a policy, Ward Jennings will provide Dreamland Villa residents interested in using the stove as a warming device, a key to unlock the cutoff switch for a \$50 cash deposit. The deposit will be returned, if Ward does not have to clean the stove.

NEW BUSINESS

2022 Audit Report: Ward announced that the calendar year 2022 Audit Report has been finalized. A copy may be obtained from the DVRC office.

Stale 2019 Tax Preparer Bill: Carl Johnson, who had been DVRC's income tax preparer for many years, reported to Ward that he had an unpaid \$485 bill as a result of preparing the 2019 federal and state tax return. Ward asked the directors to approve, at the next Board meeting, paying the \$485 invoice.

Preparation of the 2022 Federal and State income tax return: Ward suggested the directors approve Darrin Riley, CPA, to prepare the 2022 tax returns at an estimated cost between \$600 to \$800. The CPA firm preparing last year's return quoted \$2,500 to \$3,000.

T2 Presents, LLC, Farnsworth Hall Lessee: Steve asked the directors to approve a draft email proposing a revision to the Farnsworth Hall lease. The essence of the revision increases the lease payment from \$2,500 per month to \$8,300 per month and discontinues the \$1 per sold ticket. Should this payment increase not be acceptable to the principals of T2 Presents, LLC, the email proposes the lease be terminated at the end of the first three year term.

New Door Access Vendor/System: Joyce reviewed a Sunrize Communications proposal for a replacement door access system. The \$14,280.40 contract would use DVRC's existing kee cards, provide new user-friendly software run on any computer, not one dedicated to the door access software, and provide new door card readers and controllers. DVRC would need to pull new replacement wires costing about \$200. If Sunrize Communications is able to provide the directors with a contract and certificate of insurance, the contract's approval shall be considered at the February 11, 2023 Board meeting.

IT/Networking Support Vendor: The office's computer system/network often disrupts the processing of the daily workload. One solution is to pay a monthly fee for a service contract for IT support. Steve has asked that Sunrize Communications be considered as a possible vendor to provide the IT support.

New Director Orientation: Discuss when to have a new director orientation. Due to the length of the study session, there was very limited discussion of the orientation.

Marketing: What is Dreamland Villa Retirement Community's brand? Ward commented that the most pressing issue facing Dreamland Villa is how to get greater residential involvement in our Community's activities and increased financial support. Yet, it seems that there is a higher priority to

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discuss the Read Hall kitchen stove. Ward expressed the opinion that the Community needs a “brand ambassador” or a “Strategic Marketing Advisor” to develop NOW, the actual strategies and documents to market DVRC for 2024. Ward stated the directors need to take the lead and turn the page from the failed “club mentality” and strategies of 2019, 2020 and 2021. There was no discussion on this subject.

Nominating Committee: The committee has its poll workers and ballot counters. Instructions will be provided Monday, February 13th.

Entertainment: T2 Presents, LLC is providing a free Eagles concert for the residents of Dreamland Villa at Farnsworth Hall from 2:30 to 5 p.m. after the March 11th Poker Run.

April 2, 2022: A new Farnsworth Hall event: Sam and the Band will be playing at the Band Shell Sunday, April 2nd from 5:30 to 8 p.m. You may BYOB.

Study Session Adjourned at noon.