

MINUTES
Dreamland Villa Retirement Community Board of Directors Study Session Meeting
May 2, 2023, 9:30 AM, Read Hall

Welcome: Dan Martens, Vice President

General Announcements: Dan connected with Steve via phone with microphone and speakers set up. Dan announced the upcoming events: Cinco de Mayo 5/5, Hot Dog Event 5/13, Evening Card Bingo 5/17, Community Potluck 5/18, Payson Casino Bus Trip 6/13, Ice Cream Social 6/17, and Music Bingo 6/24.

Pledge of Allegiance

Call to Order: Dan Martens, Vice President

Roll Call: Joyce Canino, Secretary. Directors: Steve Malone, Ward Jennings, Dan Martens, Kevin Brubeck, Betty Mazza, Wendell (Sonny) Allison and Joyce Canino. All directors were present.

OLD BUSINESS:

Policy and Procedures: Amy Forester reported that all P&Ps were removed from the website.

Platinum Pools Care, LLC: Dan reported that the Read Hall pools/spa repair was on schedule. Pools will close Sunday, May 7th at 10 PM and work will start Monday morning.

Office Hours and Staffing Update: Summer hours are in effect, Mon, Wed, Fri 9am-noon. Nancy has decided to leave and new office staff are being interviewed.

Read Hall Roof Repair, Mesa Roofing: Dan said we need to decide to replace the whole roof in Section C or just make repairs to the damaged area. Mesa Roofing quoted just to repair the damaged section was \$4,275., replace the whole roof was \$47,591., this quote is good until May 3. Kanga Roofing was quoted at \$58,000 for a completely new roof. Kevin said no rush for a complete roof at this time. Ward and Dan commented that the West End of Read Hall should get re-roofed as approved at the April 8, 2023, Board meeting.

DVRC AC units Inspection: Dan stated he received four bids: 2 for \$89 each unit, 1 for \$95 each unit and 1 for \$200 each unit. Dan asked to have a motion to service submitted at next week's Board Meeting. A member said to check with the previous company who serviced the AC Units for a bid; Dan asked for the information and said would check.

Commercial Appraisal for Farnsworth Property: Ward stated that he has contacted several agencies regarding getting an appraisal just for Farnsworth building and lot and a separate one for the Butte Street lot. It was noted that the Butte St lot would need to have the deed change and surveyed if wanted a separate appraisal. Kevin asked if there were any deed restrictions on the lot and offered to research it. The appraisal would cost approximately \$3700 for the building, parking area and lot. Steve suggested after appraisal to approach T2 if they would be interested in purchasing and told Betty to address T2 about it.

Dan suggested we continue the current route and get appraisals, knowing it may be a few months before a report is produced; Kevin asked about having it done before October Study Session. A member mentioned the need for a commercial company to do the appraisal and he would supply some names to contact. Dan asked to have a motion for commercial appraisal submitted to next week's Board Meeting.

One member provided an opinion that estimated repairs for Farnsworth could run about \$450K over the next few years, suggesting the roof is in dire need of replacing. The same member mentioned the need for a bank appraisal and he would supply some names to contact.

T2 Presents: Betty stated that she has not made contact with Sonya because she is away. Betty has talked with Tammy though who asked about repairing tiles inside Farnsworth. Steve said that T2 is responsible for making repairs inside the building and had been informed of this before. Kevin stated that Rural Metro will be inspecting Farnsworth on May 4 and asked Betty to inform Tammy.

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NEW BUSINESS

Declarations of Restrictions Enforcement: Ward stated that every lot in DVRC has a Declarations of Restrictions requiring at least one resident to be 55+; should we spend money to enforce 100% of the people in the house be 55+? HUD says that only 80% of residents need to be 55+, currently DVRC is at 88%. Steve commented that we continue to do what we've been doing by contacting the realtors and title companies. Ward will send all the Board Directors a Q&A he received from HUD that may give some guidance. It is the Title Companies' responsibility to supply the age affidavit, which requires begging and pleading with them to do their job.

Town Hall Meeting: Steve said we have the special meeting on November 4th to increase the dues and asked if we should have another meeting to discuss the sales of assets or include it during the Annual Meeting in January. The Annual Meeting, January 20, 2024, will be split to talk about the assets and introduce the new Board Candidates.

Policy and Procedures: Amy Forster stated that on April 20, some Board Directors got together with the P&P committee and drafted a policy for Absentee Ballots; waiting approval. The next meeting will be Wednesday, May 10 to start working on the policy for Fundraising and Events. Amy quoted By-Laws to the Board regarding Meetings - Article VII, Section 5 & 6 and Standing Committees - Article VI, Section 1, stating The Board is not following protocol.

Pools/Spa: Steve stated that letting the two part time night janitors go and moving Lena back to nights created a void with closure of the pools on her days off. Another day shift maintenance guy was also let go and someone else was hired at less money; Lena moved back to days. It was mentioned that there is no one at night to secure the facilities. Dan said that once the new kee card system gets up the buildings and pools should be secured enough. Discussion regarding why the pool gates would not be chain locked overnight as they always have been to keep secure. Dan will check with the insurance company to see if a chain is required even though the gates are closed. Members said that Maricopa County requires a Certified Pool Person, which none of the maintenance people are. Dan said he will contact the County to see what is required.

Nature Trail: Sonny related a story of kids on dirt bikes and/or 4 wheelers riding through the nature walk and following them home to talk to the parents who were unreceptive. Mel Brown, Nature Trail Chairperson, said there is a "dirt racetrack" on what is presumably SRP's property and the kids in neighboring areas ride around there, entering through DVRC's entrance. Members living in the area have made complaints that these kids are kicking up stones and dirt on their properties. Sonny asked if we could get more signage stating Private Property No Trespassing. Ward said there is reserve money available, through donations specifically for the Nature Trail, to get more signs. It was also talked about the invasive Stink Weed that has been located on the Trail and what can be done to control the weed. Mel said the weed is now going to seed and doubts much can be done. It was suggested that a professional come and give advice.

Open Forum: Lynda Leix asked if she needed Board permission to use kitchen funds to purchase griddles. Ward advised Lynda to proceed.

Patti Rockwood said when talking with people they feel they should not have to pay for two memberships especially if one spouse is handicapped and/or cannot use any of the facilities. Patti tossed around an idea to offer a discount, saying two paying people were better than none. Others mentioned that residents are only purchasing one membership and 'sharing' the card. More discussion continued regarding trying to increase membership and suggestions.

Patti Hanks spoke up about a non-member and/or outside residents getting a free kee card. Ward stated that Yes 2 cards were given out to a couple that donated a \$1000 piece of gym equipment. Patti said that she's donated

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more than that and yet had to pay the membership dues and questioned if this is a new policy. Dan said the free kee cards needs to stop. Everyone should be paying their dues. Steve said No free cards and suggested a policy be put in place. Patti also asked about Zayre's contract with the Temp Service being bought out instead of letting it run out. Ward responded that it was cheaper to do the buyout instead of paying the Temp Service. After the adjournment of the study session, the minutes of a January 25, 2023, Executive Session were reviewed. Those minutes revealed that Patti was a director at the time and voted YES for the buyout.

Lylia Hoffer addressed the Board about the Music Bingo the Social Committee was planning, mentioning they needed \$375 up front to pay for the person who will be running it; Ward said it was OK for Lylia to proceed. Lylia also explained the concept of the event and that a budget was being prepared for approval.

On a final note, Dan said the rumors need to stop. If someone hears something they need to go directly to the source.

Adjourned at 11:53 AM

Submitted by: Joyce Canino, Secretary