

MINUTES

Dreamland Villa Retirement Community Board of Directors Study Session
November 7, 2023, 9:30 am, Read Hall

Welcome: Steve Malone, President.

General Announcements: Mention of upcoming events; Potlucks, Community Garage Sale, another Pancake Breakfast, Thanksgiving Dinner, Craft Show & Christmas Party.

Pledge of Allegiance

Call to Order: Steve Malone, President.

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

OLD BUSINESS

Pool/Spa: Farnsworth new pool heater installed and will be up and running in a couple of days, the handrails have been fixed, and there's a scheduled meeting with the engineer for the decking issues at Read Hall.

Website Credit Cards: Gene is still working on the acceptance of credit cards on the website. Members can come down or call the office and use their credit/debit cards to pay dues (3% fee).

Policy & Procedures Committee: The Facility Rental Fee policy will be revised after discussing rates.

2024 Membership Marketing Committee: Membership renewal forms have been sent to the printer, stuffing of the envelopes will be Thursday morning, 11/10, and hand delivery will begin Monday 11/13. The coupon books, with a value of over \$200, will be issued around 11/20 for all who pay dues.

Nature Trail: The 2023-2024 Management Plan for the Stinknet Weed includes spraying to begin on 11/17, all weeds sprayed will have a BLUE dye added to mark them. It was decided to use up to \$1500 of the Trail's restricted funds to start. Mel will figure out the biggest area to be sprayed first; as more funds come in, other areas will be sprayed. Sonny will look into getting new NO TRESSPASSING and NO MOTORIZED VEHICLES metal signs.

By Law Revisions/Changes: Ward and Joyce will work with the P&P Committee to make the minor changes to Article III, Secretary, Section 3 and Article IV, Treasurer, Section 7 to be presented at the January 20, 2024, General Membership Meeting for approval.

NEW BUSINESS

Special Meeting: 226 members attended: Raise dues to \$250 - 179 YES 44 NO; Required Transfer/Disclosure Fee ByLaw addition - 198 YES 20 NO

2023 Audit Committee: Looking for at least 3 members with CPA/tax knowledge before end of this year.

Nominating Committee: A committee has been formed with Jeff Clapham as Chairperson, Earline Parham and Lu Wald. Earline announced they are looking for candidates for the 2024 Board.

2024 Budget Committee: Discussed having 3 Board members, possibly Kevin, Betty and Dan, to develop a budget for fiscal year 2024 to be approved by the board prior to January 1, 2024.

IRS 501(c)(7) Non-Profit Status Requirements and DVRC's Governing Documents: Ward explain the IRS rules for the community. Nonmembers transfer fees are considered taxable income. There was discussion to authorize Ward to ask a Real Estate Lawyer what the cost would be to perform the task of researching Arizona Case Law for court decisions on how other communities have dealt with owner/occupants who are in non-compliance of Declarations of Restrictions/CC&R's.

Christmas Decorating Contest: As promised last year, Steve is inviting residents to decorate their houses for Christmas, there is no need to register your house. Residents are encouraged to contact the office with their favorite picks. There will be prizes for individual houses and for the best decorated block! Let's get every house lit up so get with your neighbors and start decorating!!!

Study Session Adjournment: 11:28 AM

Submitted by; Joyce Canino, Secretary