

MINUTES  
Dreamland Villa Retirement Community  
Board of Directors Study Session  
April 1, 2025, 5:30 PM, Read Hall

**Welcome:** Heather Canterbury, President

**General Announcements:** Night Card Bingo 4/2 & 4/16 @ 6 pm, Card Bingo 4/10 & 4/24 @ 10:30 am, Coffee Social 4/12 & 4/26, Bunco 4/8 & 4/11 @ 6 pm, there will be NO Pancake breakfast until the fall.

**Pledge of Allegiance**

**Call to Order:** Heather Canterbury, President called the meeting at 5:19 pm.

**Roll Call:** Joyce Canino, Secretary. Directors: Heather Canterbury, Dave Warren, Beth White (phone), Pat Clark, Bob Westall, Sandra Christenson (phone\*) and Joyce Canino. All present.

**ITEMS FOR DISCUSSION:**

**2025 Budget:** Heather presented the proposed budget (attached) for review and stated this is just a starting point and how the Board came up with the figures with a mix of 2023 and the 2024 year end numbers and January 2025 current numbers. The figures took into account the continue loss of membership, loss of T2 income and increase in cost of utilities. A new line item expense was added, 55+, with a portion of Shalmarie's (office staff) salary going towards funding as she handles the paperwork for this.

**Committee Chairs:** Heather stated that committee chairs are renewed every April and asked if anyone wants to volunteer as a chairperson for any of the listed Committees to let the Board or Office know. Committees: 55+ Committee, Social Committee, Neighborhood Watch Committee, Personnel Committee, Policy & Procedure Committee, Membership Discipline Committee.

A member suggested we define what the committees do before asking for chairpersons.

**Janitorial Service:** In an effort to cut expenses, the Board requested an estimate from an outside company. This company will clean the office, Exercise/Billard Room, Read Hall, hallways, kitchen, Room A & B and all bathrooms inside and pool area. Their monthly estimate was for \$768 for twice a week and just under \$1000 for 3 days a week. Currently there is one person, paid approximately \$1900/month, to clean. This would be a savings of \$10K +/- a year.

**Pool Cleaning Service:** A company has not been contacted yet for this service. Several members voiced their concerns: outsourcing might eliminate the current non pool related maintenance, the end results may not be the same quality, how would this save on chemicals, etc. A member stated there is a pool company truck that lives in the community and she would approach and inquire. Another member reminded us that a few years ago Dreamland had a pool company plus we had 2 maintenance guys when we had more members using the pools.

**Summer Office Hours:** Much discussion on the proposed hours. It was mentioned that summer hours were generally from May-Sept. Several members voiced their concerns with no staff being available for 4 days straight, Friday through Monday. Several suggestions were to have one paid staff person work Monday and the other work Friday even if just 4 hours, to catch up on mail, voicemails, emails, pay urgent bills, etc. Joyce mentioned that if the staff leaves Thursday at 3 pm and a title company emails a request for documents after 3, that title company would not get a response until late Tuesday morning, after the staff goes through 4 days of voicemails, emails, snail mail, etc. Other members stated we are not a full retirement community anymore and with the limited hours it may be an inconvenience to residents. While the idea is to save money on payroll, members commented that this option would only save a couple thousand dollars for a few months, then what. Another member stated that we could still save money with staggering hours and to make sure everyone was cross trained in job duties.

Much discussion was held on how to increase income and cut expenses which lead to conversation that the pools are the biggest expense. There also appears a need to consider the closure of Farnsworth for the summer due to the ongoing problems with the drain and leaks. The Board said it costs approximately \$80K a year just to

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heat the pools. A member suggested we need to knock on more doors to get members. Heather stated the community must consider all options including possibility that Farnsworth Hall may need to be sold in the future; we can't keep taking money from the CD's to cover unexpected expenses.

A member asked about the Special Members Meeting By Laws that were passed. Heather stated they were given to the board in the past 2 weeks and we have not had a chance to go through them and forward to P&P for research. The Board has no authority to change By Laws only make suggestions, Policy & Procedures can recommend changes and present to the Board for approval and moving forward to the membership for voting. There was mentioned that the procedure was not properly followed and the Board is just following the proper process. Sandra commented that the Board does not want this to set a precedent.

Adjourned: 6:37 PM

Submitted by: Joyce Canino, Secretary

\*Sandra called in at 5:24 pm

Open Forum: Several members spoke on a variety of topics ranging from members' need to volunteer, suggested budget cuts are needed for this Club to live within its means, e.g., close FH pool and cut back on pool hours; others are worried that many people who live here do not want to get involved for numerous reasons including cost of dues; some suggested we should start doing more fundraisers; despite our 83% compliance others felt we should put on the front page of the Citizen that age affidavits MUST be returned, others urged residents to join the Club or at least donate, and as a cost saving effort it was suggested we have a volunteer as Citizen editor to save money, among other things.

Sonny asked if he could have the use of the Computer Room once a month for Dreamland Villa Republicans meeting for free.

Kevin informed the audience that we will be getting the University driveway back by June 30.

Kathie Chismar asked for the Board to create an Ad Hoc Committee and presented the Board with a proposal to sell T-shirts, along with design options, asked if the office could take the orders/money, put the info in the paper and on the blast. It was stated the office cannot take orders or collect money and told Kathie that her committee can take orders/collect a deposit in the old posse office and the money can be put into the office safe at the end of day. Several of the committee members in attendance volunteered to take turns sitting in the posse office.

**Proposed 2025 Budget**  
**Dreamland Villa Retirement Community**

|                      |                     |
|----------------------|---------------------|
| Annual Fee           | \$282,000.00        |
| 55+ Donations        | \$4,500.00          |
| Unrestricted         | \$0.00              |
| Kitchen              | \$1,000.00          |
| Admin Related Income | \$0.00              |
| Special Events       | \$6,000.00          |
| TAD                  | \$0.00              |
| Transfer             | \$48,000.00         |
| Escrow               | \$18,000.00         |
| Read Hall            | \$3,800.00          |
| Key Card Replacement | \$500.00            |
| CC Fee Income        | \$0.00              |
| Restricted           | \$100.00            |
| Misc Income          | \$0.00              |
| Interest Earned      | \$400.00            |
| Crown Castle         | \$14,400.00         |
| <b>Total Income</b>  | <b>\$378,700.00</b> |

|                            |                     |
|----------------------------|---------------------|
| 55+ Comp                   | \$30,000.00         |
| Admin & Office             | \$35,000.00         |
| Fundraising Expenses       | \$0.00              |
| Membership Marketing       | \$6,000.00          |
| Restricted                 | \$100.00            |
| Income Tax                 | \$5,000.00          |
| Insurance                  | \$60,000.00         |
| Read Hall                  | \$3,000.00          |
| Farnsworth                 | \$40,000.00         |
| Blg & Grounds              | \$65,000.00         |
| Swimming Pools             | \$50,000.00         |
| Utilities                  | \$62,000.00         |
| Reconciliation Discrepancy | \$26,520.00         |
| Payroll                    | \$159,000.00        |
| <b>Total Expenses</b>      | <b>\$541,620.00</b> |

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|-------------------|----------------------|
| <b>Difference</b> | <b>-\$162,920.00</b> |
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