

MINUTES
Dreamland Villa Retirement Community
Board of Directors Study Session
March 4, 2025, 5:30 PM, Read Hall

Welcome: Heather Canterbury, President

General Announcements: Special Meeting 3/8, Night Card Bingo 3/5 & 3/19, Pancake breakfast 3/15, Volunteer Luncheon 3/19, Coffee Social and Card Bingo (TBA).

Pledge of Allegiance

Call to Order: Heather Canterbury, President

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

ITEMS DISCUSSED:

Butte St vacant lot: Buyer backed out of the sale; back on the market for \$130K.

FH Sophie Rae's Boutique: Usage of the parking lot for the vendors market has requested March 22, 2025 & April 26, 2025 and has offered an additional payment of \$300/day if vendors/public can use the FH bathrooms. A member spoke about the need to then have to keep the bathrooms clean, additional supplies of toilet paper/paper towels/soap, blocking off the rest of the hall, locking/unlocking the building before/after and possible health department requirements for sanitation. Another member mentioned the cost for our janitor to keep them clean and a suggestion was to clean/stock on Friday and Monday during regular hours. Another member had checked out the other places they participate in and there are no public bathrooms only port-a-potties. Pat said it was listed in the proposal they would supply potable toilets and trash bins. Heather said we could always specify in the contract they will be responsible for any damage to FH bathrooms and/or inside the hall.

Consequential Majority Voting: Heather talked about how this is used in organizations with Boards when there is an uncontested election. A nominee would need to receive more "for" votes than "against" or 51% of the total votes to be elected. For example, we had 3 candidates this year for 3 empty seats, if 200 people voted but one candidate only received 99 votes, they would not be given the seat. The thought is if a seat/seats are not filled due to this theory, the President with consent of the Board, would be able to appoint a director. The candidate that 'lost' would not be eligible as an appointee. Motions will be made at next meeting.

P&P: Discussed to have a policy for future Board Members and Staff to use the @dreamlandvilla.org email address for all vendors and/or business. Several past Directors have used their personal email accounts for doing business then when a new Board or office staff comes in, they are unaware of essential business/vendors contracts and due dates. Heather stated Gene Miller, DV webmaster, forwards all email that comes through the website for the "President" to her personal email as that is the way it is setup by default. When a new Board or office staff takes over, they would be responsible to contact Gene and give their info.

A member said by using the @dreamlandvilla.org email, request could then be filtered. A newly elected Board member stated the corporation insurance policy covers spam, viruses, etc. on the @dreamlandvilla.org email but NOT on personal emails and strongly suggest using.

New Residents Welcome Committee: Many people have moved into the community and have no idea what the Club offers. Much talk about, in past years, a few volunteers would go to new residents with packets of valuable information about this community including contact for Rural Metro, trash services, explaining that we are on a County Island and not City of Mesa and giving key cards for the Club. This past year, volunteers have dwindled due to many factors; scheduling times, and lack of return calls among other obstacles. Dave said he would look into starting it up again and getting volunteers.

Activity Calendar Coordinator: A recent email among the editor, blast designer and activity chairs voicing their opinions on all the misinformation on the DVRC calendars. Members stated it is the office responsibility to update the website calendars. A former director stated that there was at least 4 different calendars on the website and previous boards have tried to work on keeping them accurate.

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A suggestion was made that there should be a written procedure for the office to follow. Another member suggested a volunteer or the Social Committee could coordinate all the activities. It was said the Cyn Mundy had offered to help train the office staff on how to keep the website calendar updated weekly. Mentioned was also the lack of communication from the office to the Citizen editor and email blast designer and refusal to ask for help.

Sponsor/Naming Rights: Pat spoke of a member who approached him in Lapidary suggesting having a sponsor and allowing naming rights for DV buildings, like sports arenas do, to bring in extra money. Much discussion on what would be involved, would the sponsor want to use the buildings for their use, advertising, and what kind of maintenance would be required of DV along with other questions. In-coming Director, Sandra, mentioned it could become a headache for non-profits and should postpone any discussion until next year.

Club Name Change: Discussion of a name change to distinguish the Club from the Dreamland Villa housing division. Talk was mostly in regard to the 1980 HUD senior overlay being assigned to the Club for reporting. Heather stated reports go to Maricopa County every year and every 2 years to HUD. Although Dreamland is currently under the 80% requirement, we would need to stay below that for 12 months before losing the 55+ status. Several members said the realtors should be made aware of the 55+ community and not sell to anyone younger. A former director made mention of how the community was encouraged to attend open houses and inform realtors about the age restriction if not aware. Also mentioned was the name change in 2017 and as Pat was president at that time stated a former Board member was behind that pushing for the change.

Age Verification/HUD HOPA: Heather mentioned we are currently around 77% and asked if anyone present would like to take affidavits around to neighbors as she has printed lists of addresses with stale or unreturned affidavits. Pat stated in the past HUD said it was ok to have a volunteer use the Been Verify website to verify information and suggested the office can look into that. Several people approached Heather at the end of the meeting volunteering to take some age affidavits.

Social Committee: Again, Heather asked if anyone would like to chair this committee and start planning social events for members. No one has stepped up yet.

Audit Committee: Heather asked for volunteers to assist in the 2024 audit stating only 1 person has come forward but does not want to be the chairperson. Time is not on DVRC's side as this needs to be done within the next 4 months.

Activities and Attendance: It was stressed the importance of signing in to ALL activities and pools as this will give an idea of what activities are being used the most. Pat mentioned this has been used in the past to gauge attendance and popularity of activities in an event something needs to be expanded or eliminated.

Adjourned: 6:58 PM

Submitted by: Joyce Canino, Secretary

Open Forum: Steve gave the Directors a handout and questioned some inaccuracies in the March Citizen balance sheets and asked when any 2025 financials will be available. Pauline explained that QuickBooks has many variances between accounts and the published December 2024 financials will need to be updated as what was published is a draft.

Kevin mentioned he has been in contact with the county road department and DV will be getting the University driveway back but at the very end of the parking lot pavement, eventually.

Dick asked if a budget for 2025 was done and when it would be made public.