

MINUTES
Dreamland Villa Retirement Community
Board of Directors Study Session
May 6, 2025, 5:30 PM Read Hall

Welcome: Heather Canterbury, President

General Announcements: Archwell music bingo 5/12 6 pm, Ice Cream social 6/7 3 pm, Medicare seminar 6/17 at 6 pm, Brats & Beans 7/6 3 pm, Night Card Bingo 5/7 & 5/21 6 pm, Coffee social 5/10 & 5/24, Card Bingo 5/24 10:30 am, Summer bunco 6/10 & 7/8 6 pm

Pledge of Allegiance

Call to Order: Heather Canterbury, President, called the meeting or order at 5:30 pm

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

Deb Warren stated **Cinco de Mayo** brought in \$701, \$123 from raffles and \$138 from 50/50 with the winner donating \$20 back to DVRC.

Spring vendor market had a good turnout, waiting for Bill to give results.

Items for Discussion:

Audit: 2025: Started today. Mary Sabel, chairperson, stated the records given to them were a mess as former office manager just threw stuff in a box.

Budget: Proposed 2025 budget trimmed \$162 K to a zero negative. Severe cuts will need to be made, including but not limited to not heating 1 or more pools during the winter months. Changes made to FH Rental, FH maintenance, and utilities costs pending an approved lease agreement. A final budget will be presented at next week's board meeting.

Office Summer Hours: members can access the office Tuesday, Wednesday & Thursday 9am – 6pm and 2nd & 4th Saturday 9am – 1pm.

Pool Usage Tracking and Farnsworth Pool Closure: Joyce stated tracked kee card swipes for both pools from February 2 through April 14. After removing maintenance, office staff and duplicates during the day, FH had 1275 and RH had 1863 people using the pools. Pat stated that when other studies were conducted, Read Hall always had more attendance. Sign-in sheets are not always filled out, so there is no more accurate way to arrive at usage numbers.

After repair company reported that no further draining of Farnsworth pool would reveal the source of the small leak, it was decided to keep the pool open for the summer and see what develops.

Farnsworth Pool was vandalized May 3 at 9:30 pm. Sheriff was called at the time of the vandalism but did not come out, a report was filed. Rick has asked to purchase more cameras to replace what T2 had and would cover the building, bandshell, parking lot and back of pool. The pool has started to be drained and maintenance will begin cleaning the glass out with a wet vac and refill. Once refilled, the chemicals will be added and may take a week or so to reopen; at that time, it will not be heated.

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Farnsworth Hall: potential lease opportunity. Gracepoint Global Methodist Church seems like a very good match for our needs and theirs. Much discussion among Board Members on the contract. Several members stated it sounds like this would be a good partnership. Sandra requested that some adjustments to the proposal be made and a lawyer hired to write a legal contract.

Lana asked about having the winter craft show at Farnsworth Hall and Heather agreed to review it once a contract is signed.

Cleaning and Pool Service: Reviewed the quotes submitted. One quote for janitor cleaning: twice a week \$768, three times a week \$999. Two pool cleaning quotes: three times a week \$3995, six times a week \$5216; chemicals are billed separately. Neither quote is affordable.

Policy & Procedure: Draft of P & P recommended official Board Email addresses reviewed and Sandy offered that our upgraded computer system might offer a secure solution. There are multiple policies and procedures on hold (Short-Term Rental Guidelines, Membership Discipline revision, Membership Suspension revision, Rules & Regulations revisions plus small wording corrections to Annual Fee and Transfer Fee policies). Kevin asked that the board go through them and make their suggestions, so they can get approved before meeting hiatus and uploaded to the site along with the changes approved at the Special Meeting.

Update Age Affidavit: Office Staff is working on updating the Age Affidavit for board approval. This form will be used throughout the year instead of the one included in Membership Marketing. It was suggested to include a donation opportunity on the form in addition to the required age and occupancy information.

Adjourned: 6:52 pm

Open Forum: A member made a statement that people are complaining about the Board not knowing what they are doing. Other members spoke about the new Bylaws and asked if they are in effect, which they are. Members talked about marketing Dreamland as a 55+ community & asked the status of planned street signs. Heather emphasized that there is no money in the budget. Deb offered to donate \$700 profit from Cinco de Mayo and Posse offered to donate some of their fundraising money towards new signs – Syd Clark offered to get quotes. A member also suggested moving meetings back to daytime, but it was felt evening meetings have seen better member attendance. Kevin Bruebeck stated the return of the driveway will begin 5/22.

Communication issues were raised and concerns about the content of the Citizen were voiced. Heather explained how little input the publisher allows DVRC, so concerns should be directed to our hired editor. Heather also stated that only thanks to a donation will we be able to publish the Citizen for 2025. Bylaws direct the Board to post announcements on the Bulletin Boards, on the Website and in the Citizen and it is the obligation of the Membership to inform themselves, as the concerned Pool users did when a closure to the Farnsworth Pool was anticipated due to needed repairs. Every effort is being made to keep members informed as timely as possible.