

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

Welcome: Pat Clark, President

General Announcements: Little Mesa Café Dine to Donate will offer 20% every Tuesday from 3 pm-8 pm from now to end of year (must show flyer, available in office), Casino bus trip 11/8, Veteran's Day Celebration 11/11 Read Hall @ 1 pm, Archwell Pie Festival 11/12 Read Hall @ 5:30 pm, Walgreens Vaccination Clinic 11/17 Read Hall 1:30-3:30 pm, Craft Show @ Farnsworth Hall 11/22 and Thanksgiving Dinner 11/27. Pancake breakfast has been cancelled.

Pledge of Allegiance

Call to Order: Pat Clark, President

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

ITEMS DISCUSSED:

New Bookkeeper: Liz Haran has been hired part time.

Committees: Still asking for a Nominating Committee Chairperson ASAP to recruit candidates for the 2026 Board of Directors. Requesting someone to step up to be the New Compliance officer, Nature Trail chairperson and Neighborhood Watch chairperson.

Policy & Procedure Committee: Asking for a volunteer to Chair this committee as there are several policies waiting for approval.

Shuffleboard Court: Bob talked about turning the covered court into a picnic area with misters and string lights for outside activities; 6 tables has been built and are sitting there now.

Discussion was on how to fill the gullies in, possibly with dirt and stone to level off the court. A member said they play cornhole Sunday afternoon on the uncovered court.

Pool Costs: Bob stated that operating cost from January through September were Farnsworth: \$29, 698 and Read: \$26, 576 just for labor, repairs and chemicals; these figures DO NOT include cost of gas to heat the pools. A member asked what the cost was to drain and refill the Farnsworth pool in May due to the vandalism. Bob stated it was \$700. A member said there has been several occasions when young adults have climbed over the wall in Read and let their friends in to swim after hours. Dave said he is always at the pools in the evenings and hasn't seen or heard of this happening. Joyce mentioned there were incidents in the past and stated the trashcan was moved to discourage wall jumpers and have not heard of any new incidents since. There has always been problems with people claiming their kee cards aren't working and asking to be let in. No suggestions were offered on how to cut operating cost for these pools.

Open Activities: Beth spoke of residents who are not Club members attending events. Several members commented that for some ticketed events nonmembers pay a higher price. Another member stated that not all ticket sales events have higher price or being monitored. A comment was made that by allowing nonmembers to attend events shows how this community is a fun happy place full of activities and would encourage people to join the Club. Also mentioned was why would residents join the Club/pay dues if they can attend all the events. A member suggested that nonmembers should be allowed to attend no more than 3 events annually, whether donations only or ticketed, and then should be encouraged to become a Club member. This would require keeping accurate records. Another member spoke of in the past that they were given a list of kee card holders to check off when events were held.

Pat spoke of our rules stating that a resident that lives in the community is not allowed to be a guest of a member, a member's guest that lives within the area can attend the pools or activities

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only twice a month and out of town guests of members may attend all activities and use the pools for the duration of their visit.

Beth withdrew her request to present a motion at the next Board meeting.

Butte Street Lot: Not much discussion with regards to this topic. Pat suggested lowering the listing price by about \$1000 to bump it up to top of MLS. Joyce mentioned at the time of writing the agenda the property had already been on the market for over a year. Earlier this year, in January, a counteroffer came in at \$120K and was accepted. The Buyer backed out after realizing the cost to clear the lot and bring in utilities. An offer came in recently for \$75K and a member suggested we should take whatever we can get for it. Joyce commented that if we sold it at that price with realtor commissions, tax, capital gains, etc. we would only profit about \$40K, which would only sustain us for a month or so. Another member commented that after deducting the cost of appraising and dividing the property, recording the new plot, etc. our profit would be even less.

Interim Director: Pat made mention again of 2 empty seats available asking if any member would like to be a part of the Board until March 31, 2026 to let him know.

Exercise Room: A few members would like to be able to use the equipment early in the morning before they go to work and asked if the room could be opened at 5 am, currently opens at 6 am. Discussion on liability went nowhere along with the fact that Maintenance doesn't come in until 5:30 am so members will be on their own.

A motion will be made next week to open the Exercise Room and Read Hall at 5 am.

Membership Marketing: Anne Tammaro requested for her committee to send emails to all the realtors in the area a brochure to encourage buyers to buy homes in the community. The board was not presented a copy of brochure to review or discuss. Membership Renewal brochures and forms have gone to the printers without final Board approval. The forms for Age Affidavits and Annual Membership Fees were approved at the 10/14 Board meeting with the condition to keep the certifying signature on both forms and have a revision date on bottom of forms. It was noted earlier this week that those 2 forms have been printed and available in the office with the revised date not in the correct location and wrong year (10/14/2026). Corrections were made prior to posting.

Office Night Hours/Day: It has been decided to open the Office on Monday evenings during Membership Renewal to accommodate members who still work. Details have not been determined yet regarding if paid staff would work, who would volunteer or the exact hours. This will be from December 1 through January 30, 2026. A motion will be made next week.

Adjourned: 6:44 PM

Submitted By: Joyce Canino, Temporary Secretary

No Open Forum