

MINUTES
Dreamland Villa Retirement Community
Board of Directors Study Session
October 7, 2025, 5:30 PM, Read Hall

Welcome: Pat Clark, President

General Announcements: Potato Bar 10/10, Archwell Medicare presentation with complimentary Olive Garden dinner 10/14, Dine to Donate at Black Bear Gilbert 10/20, Lions International Club meeting 10/22, Walgreens Vaccination Clinic in Read Hall 10/28 and Payson Casino bus trip 11/8.

Pledge of Allegiance

Call to Order: Pat Clark, President

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

Pat announced with Heather Canterbury resigning in July 2025, By Laws state the Vice President steps up as President; Sandra Christenson has resigned from the Board and P&P Liaison effective 10/3/25 and Sandy Daniels has resigned as Office Manager effective 10/10/25. Pat asked Joyce to fill in as Secretary until the Board can vote on a new secretary as this is an Officer Position.

ITEMS DISCUSSED:

Bob Westall spoke of an AC unit needing to be replaced at Farnsworth Hall over the kitchen/bathrooms. Rick, Maintenance, has received 4 quotes - \$7900, \$7199, \$8777, \$12,702. Several members asked questions regarding unit size and warranty. Rick will give a detailed report at the 10/14 Board meeting and the Board will vote and approve.

Mary Sable has turned in the 2024 Audit report and Pat advised it is available in the office if members would like a copy. Mary suggested the need to for a Budget and Finance Committee due to all the irregularities and problems with doing the Audit.

Office Hours: Discussion of the winter hours prompted numerous comments and suggestions from members in attendance ranging from having evening hours, staggering office staff hours, what night of the week to be open, having volunteers staff the office, hiring another person for office staff among other ideas. A longtime member and previous office employee spoke of over the years night hours were initiated but didn't pan out well as they were not very productive. The Board agrees there is a need during Membership Renewal for evening hours and will discuss at a later date.

Pat announced a change to Saturday hours every 2nd and 4th from 10-Noon.

DVRC Revenue and Expenses: Discussion on increased dues was not well received with members stating people cannot afford with other costs rising and felt that the Club would lose membership. Pat stated every year membership has declined whether there was an increase or not and reminded people of the \$60 increase for 2023 was a result of dues NOT raised for 5 consecutive years. Dave commented that the board does take rising cost into consideration but the Club also has rising costs and is trying to keep the increase as low as possible, stating many HOA's around us are much higher. Suggestions were made to offer discounts if paid early or a fee per household. Beth stated that it would not be fair to those that only have 1 person and Pat said we cannot do that as it would be considered different tiers of membership which, due to our non-profit status, is not allowed under IRS rules. Another remark was that some landlords pay the dues for their tenants so the increase is unfair to those landlords. Another comment was landlord's should be required to pay their tenants due. Beth stated Club dues are optional and up to landlords if they choose to pay or have their tenants pay the fee.

Dues will increase **\$15**, from \$260 to \$275 for the year 2026. Payment plans will be available. A motion will be made to approve the increase at the 10/14 Board meeting.

55+ Committee: Will take on the responsibilities of the 2026 Membership Marketing Renewal with a budget of \$6000. Motion to approve at the 10/14 Board meeting.

Nominating Committee: Discussion on Chairperson and volunteers to recruit candidates for the 2026 Board of Directors, there will be 3 seats available. If someone would like to step up to Chair, let Pat Clark know or the office. Pat commented that there is no form to fill out, once a Committee has formed, residents interested in being a candidate can get in touch with the committee. Requirement to be on the Board: must be a resident of Dreamland Villa, a paid Club member in good standing and over 55 years of age.

With 2 seats currently empty, if anyone would like to be an Interim Director until March 31, 2026, please let Pat Clark, President know.

Veteran's Day Committee: Syd Clark has stepped up to chair this committee and they will be doing something low key on November 11 after the Board Meeting. Motion to approve at the 10/14 Board meeting.

Policy and Procedures Committee: Need a Chairperson, if interested let the board know.

Committees: Pat would like to bring back several former committees that have been dissolved or disbanded and looking for Chairpersons. Our community runs on volunteers! Discussion included the Board should be more visible and talking to members about volunteering for the committees.

Citizen: Need volunteers to deliver to homes the first of every month from November - April. Sign up in office or contact Judy Goodroe. Pat said this is a good way to get out and meet your neighbors and get exercise. Discussion about the past few years it gets harder to get people to volunteer.

Study Sessions: Much discussion on this change from evenings to daytime beginning in January as some members feel that would eliminate working residents from attending. Two members commented that they can only do evening meetings. One woman commented that this is the first time she was able to attend because she works until 5pm. It was mentioned that the same people attend meetings every month with a few board officers commenting that with evening study sessions during this year, they have not noticed much increase in attendance or new people attending.

55+ Community Street Signs: John Pawloski has volunteered to chair this committee. The committee will be driving around noting locations of what signs need to be replaced or installed. Pat commented that our community needs to have signs located at every intersection when making a right turn off of the main roads leading into the community and on all corners in the community. A motion to approve will be made at the Board meeting.

Adjourned: 7:10 PM

Submitted By: Joyce Canino, Temporary Secretary

Open Forum: Most requests were answered during the meeting. A member talked about how there are 1200 +/- paid members with only about 200 showing up at Annual Meetings and about 30 attending regular meetings. More members need to take an active part in this Community. Another member signed up to speak but left before the meeting was over with concerns regarding a house that has many cars parked on the front gravel. Pat advised that we are not a HOA and cannot enforce and the Posse Commander, Andrea, has looked into Maricopa County rules about this and as long as the cars are registered (which they are), nothing can be done.