

MINUTES  
Dreamland Villa Retirement Community  
Board of Directors Study Session  
April 7, 2026, 5:30 PM, Read Hall

**Welcome:** Pat Clark, President

**General Announcements:** 5-11-26 Silver Star Dinner Show is sold out, 4-22-26 Metro fire Extinguisher Training 11:00 AM, 4-25 La Dolce Vita: The Sweet Life pasta dinner 4:30-6:30.

**Pledge of Allegiance**

**Call to Order:** Pat Clark, President

**Roll Call:** Karolyn Grafton, Secretary. **Directors:** Pat Clark, John Pawloski, Bob Westall, Jeff Clapham, Dave Warren, Beth White, and Karolyn Grafton. All Present.

**ITEMS DISCUSSED**

**55+ Affidavits:** We are at 81.2% compliance with signed Age Affidavits.

**55+ Sign Committee:** John reports that 8-10 signs and posts are needed. The cost would be \$1,350.00 for 12 signs and 12 posts from the general fund.

**Proposed form changes:** Criteria to be a preferred realtor in the DVRC Subdivision. Proposed changes read by the secretary. No discussion.

**Proposed form changes:** Application for Rental of a DVRC Facility. The proposed change states, "There are NO Read Hall rentals on Sunday afternoons or evenings. It was suggested that maintenance could adjust its schedule to accommodate hall rentals after church hours. Members asked about forming a contract with the pastor of Faith in Christ Church, who has an open-ended agreement to rent Read Hall on Sunday mornings and to display a banner, to protect him from someone else renting it before he pays his rent for any given month. P&P will look into the need for a contract. It was noted that our P&P policy on Facility Rental and Fees states, "The DVRC Board of Directors may waive any rule or fee related to the rental or use of any DVRC facility unless such waiver is specifically prohibited in this policy.

**Event Application:** Holiday Craft Fair. It was noted that an application was submitted to rent Grace Church for the Holiday Craft Fair to be held in November, 2026.

**Non-Member price for attending dinners, etc.:** Removed from the agenda. Some discussions suggested removing the word "guest" from events, using member/non-member instead, and allowing event planners to set their prices, asking them to consider maybe charging \$5 more for nonmembers.

**Closing Ceramics:** There is no monitor for Ceramics, and, as yet, no applicants who can work with the equipment we have.

**P&P review items:** Four P&P items were reviewed. 1. Membership Suspension. 2. Membership Discipline Rules and Regulations. 3. Facility Short-Term Rental Guidelines

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and Fees, and 4. Common Area Rules and Regulations. It was suggested that in Part A #6, the wording should be changed to include "and the illegal use of legal drugs." This would then conform with the similar/same requirement in the Facility Short-term Rental Guidelines & Fees, Part IV, Sec. B. Also, in Part B #3, Swimming Pools and Hot Tubs/Spas (collectively "Pools") 3. Children (up to age 16) must be accompanied... change to 17 & 18-year-olds? They shouldn't be cardholders and should probably be accompanied by an adult member, rather than simply being let in by a member or family.

**Committees:** Pat will ask the board for advice and consent to appoint people as Office auditors. He will also ask the board for advice and consent to appoint Beth White as a liaison between DVRC and the County code compliance office.

**Welcoming Committee:** Consider group meetings in Read Hall vs. knocking on home buyers' doors. Check into the availability of coupon books to thank homeowners for becoming members. Need someone to call home buyers to inform them about their kee card. Try to work with Julie Ricklie concerning MLS-listed home sales.

**Closing FH pool:** There was extensive discussion about closing the pool, if necessary, to keep DVRC afloat in the future. We are not looking to take a vote on this matter soon. We are working from a balanced budget. However, if we need a major repair (AC: \$15,000; FH parking lot is in poor shape), we may need to make a very difficult decision. Suggestions that came out of the discussion included a Town Hall Meeting in the Fall or a discussion at the Annual meeting, and a pool premium in which members who pay for pool use would have a differently colored kee card. Build an Ad Hoc Committee from now through October to study variables needed to make a decision if needed. Close the lap pool; heat the FH pool. Do not heat the lap pool; turn the pool's heat off before May and after October, if the weather permits. Consider closing other clubs with low summer attendance, setting the AC to 80 degrees year-round, raising membership fees, and recruiting more members.

Adjourned 7:48 PM

Written by: Karolyn Graton, Secretary

Open Forum: No Speakers