

**MINUTES**  
Dreamland Villa Retirement Community  
Board of Directors Study Session  
January 6, 2026, 5:30 PM, Read Hall

**Welcome:** Pat Clark, President

**General Announcements:** Memorial service for Wayne Kuntz 1/8 @ 4:30 Room A, Activity Fair 1/24 9am-1pm in Read Hall, Senior Techie Pizza 1/31 4-6pm Read Hall, Community Garage Sale 1/16 & 1/17, Organ Stop Pizza 2/19 @ 10:30am \$10.75 per person pay at the door, Little Mesa Café Dine to Donate 20% every Tuesday from 3pm-8pm.

**Pledge of Allegiance**

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

**Roll Call:** Joyce Canino, Temporary Secretary. Directors: Pat Clark, Dave Warren, Beth White, Bob Westall, John Pawloski and Joyce Canino. All present with exception of Dave Warren.

**ITEMS DISCUSSED:**

**Annual Meeting:** Pat spoke of the January 10, 9:30 AM Farnsworth Hall and stated kee card is required. There was discussion on if a quorum (Article VIII Quorum) was not met could the Board still introduce the Candidates (Article VII Meetings) and still discuss end of year finances. Pat read the Bylaws aloud. Several attendees suggested if quorum is not met to adjourn the Annual Meeting and have a Town Hall Meeting or Open Forum to introduce Candidates, present financials and surveys Pat would like Membership input on.

Pat stated if dues were not paid by January 31 kee cards would be shut off on February 1.

**Proposed 2026 Budget:** Bob passed out the Proposed Budget stating end of year financials show around \$4000 in the black. A motion will be made at the Board Meeting to approve.

**Moving Study Sessions:** Pat stated that 2 of the new candidates have prior obligations on Tuesday evenings and would like to move Study Sessions to Monday evenings. A few attendees said they would not be able to attend because they have other things on Mondays; Beth and John were not in favor of changing days.

**Ceramics Kiln Incident:** An associate member was the monitor the day the Kiln was not properly being operated causing the smoke alarms to go off. Discussion was if the Board could impose disciplinary actions on the monitor. Lengthy talk involved the possibilities of sprinklers being activated, damages that could have happened and procedures that monitors should follow. Barb Sherer, Head Monitor of ceramics said the monitor was aware of the procedures and it was a mistake what happened. It was suggested that Barb should write up the person and put on probation along with educating all monitors. Discussion was to reinstate indoor/outdoor chairpersons to oversee the activities and make sure all monitors are trained/qualified.

The board reminded attendees alleyway activities have no relation to the Board as each activity is self-governed and ran by qualified monitors. Alleyway activities are not supported or funded by DVRC.

**Stinknet:** A member contacted Pat regarding this weed being rampant on the nature trail. Discussion was what can be done about it and who is responsible for removing and spraying. Pat thinks there is something in the rules that properties on the trail are responsible for up to 4 feet from their property lines. In August 2023, a quote was presented to the board for a professional to spray the trail for \$9K and Aspire Weed Control will work with us to spray in sections. DVRC will need to keep up on the pre-emergent spraying. November 2023 a motion was passed allowing the Nature Trail Chairperson to use restricted funds to spray a pre-emergent on the Nature Walk's most aggressive Stinknet.

**Activities Monitor:** Mary Sabel approached the Board to volunteer as Indoor Activity Monitor.

**Policy and Procedures Committee:** Kevin Brueback approached the Board to volunteer as P&P Chairperson. Advice and consent of the Board will be asked at next week's meeting for Kevin to Chair this committee.

Adjourned: 6:50 PM

Submitted by: Joyce Canino, Temporary Secretary

No Open Forum as members spoke during the meeting.

Dreamland Villa Retirement Community  
2026 Budget

Income

	Amount
Dues	297,000.00
55+Donations	2,000.00
Restricted Accounts	22,000.00
Rent	45,600.00
Lease - Crown Castle	14,400.00
Transfer	40,000.00
Escrow	24,000.00
Kee Card	150.00
	<hr/>
	445,150.00

Expenses

Income Tax	15,000.00
Fire Protection	9,200.00
Gen. Ins	51,520.00
Bldg & Grounds	25,000.00
Swimming Pools	85,000.00
Office exp	40,000.00
Utilities	68,000.00
Payroll Maint	120,000.00
Payroll Office	52,000.00
	<hr/>
	465,720.00

(20,570.00)