

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

Welcome: Pat Clark, President

General Announcements: 10/15 5:30-6:30 Town Hall Meeting with Tom Calvin, 10/17 Pancake Breakfast 7:30, 10/23 Welcoming Potluck - Halloween Theme 12:00, 10/24 Germanfest Dinner tickets at the office, 11/11 Veterans Day Memorial 1:00, 11/21 Holiday Crafty Fair 9-2:00 at Farnsworth.

Pledge of Allegiance

Call to Order: Pat Clark, President

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

ITEMS DISCUSSED

Office Audit: We need an auditor for operations and a check-and-balance review. The last audit has been completed. A complete report has been filed.

Event Application: Thanksgiving Dinner is not needed as it is a recurring event.

Event Application: An application for a Vendor Fair was turned in for January 21st, 9-12. Other events Sydney Clark and Diana Grebe will plan in the future include Archwell events, a comedian, and a dinner dance.

Fundraising Committee: Pat asked for advice and consent to seat Sydney Clark & Diana Grebe as co-chairpersons for the Fundraising Committee.

Kitchen Manager: Pat asked for advice and consent to seat Bea Westall as the Kitchen Committee Chairperson

DVRC Nomination Committee: Pat asked for advice and consent to name Ruth Dreizigacker as the Nomination Committee Chairperson.

Veterans Day Commemoration Committee: Pat asked for advice and consent to name Mary Sabel as the Veterans Day Commemoration Committee Chairperson.

Resume Ceramics: Pat asked for advice and consent to resume Ceramics.

Indoor-Outdoor Activity discussion: Mary Sabel informed members that the Indoor/Outdoor documents are complete, and she will visit the DVRC clubs to share information about their content.

Coupon Books: Kris Barber and Jean Makin shared the stitchback format for the 40 coupons. They will be on glossy paper so they cannot be copied. The cost will be approximately \$499.00 for 1000 booklets. Money was donated for the first batch of coupons. Pat asked them to get a quote for 1300.

Winter Office hours: Lots of suggestions were made for Winter hours for the office. The board will consider the options and seek input from office personnel.

Bylaw changes: The board is reviewing the bylaws and considering possible changes regarding quorum, the annual meeting date, and board member terms.

P&P Weapons Policy: After a summer incident, the board is considering a P&P policy prohibiting weapons on campus to keep members safer. After discussion, a majority of the audience disagreed with this idea.

2027 Membership Dues: Pat shared that costs have gone up quite a bit. This summer, we had to repair a couple of air conditioners, and we did roof repairs. Another roof repair will cost approximately \$24,000. We will put that off for now. We will most likely need to turn in a CD to get us through the rest of the summer. We can increase dues by 10% without a vote. Pat feels that a higher increase is needed to cover the approximately \$40,000/month costs. After much discussion concerning the DVRC's 2027 membership dues, a majority of the audience agreed. They discussed various amounts over the 10% threshold, which would require a special meeting for membership approval. If we don't approve it, we'll have a 10% raise, which will leave us with financial problems again in 2027. Raising dues by \$100.00 per year would increase monthly dues by only \$8.33. We spend more than that on things like coffee, restaurant desserts, etc. We also discussed applying for a grant, which would require us to pay taxes. Some members said it is worth it, as the taxes shouldn't be much. The board isn't very knowledgeable about grants and would need to research the idea. The board will discuss this further and decide at the next board meeting.

Adjourned: 8:20 PM

Open Forum: One member signed up to speak. He withdrew his name after speaking about pool work during the meeting.

Submitted by Carolyn Grafton, Secretary