

MINUTES
Dreamland Villa Retirement Community
Board of Directors Meeting
August 22, 2024, 9:30 AM Read Hall

Welcome: Heather Canterbury, President

General Announcements: Office will be closed 9/2 for Labor Day, Night Bingo 9/11, Coffee Social 9/14 & 9/28, Hot Dog Social 9/14 5pm-7pm, Community Potluck 9/19, Games 1st and 3rd Sunday at 3pm, Ceramics Christmas Fun 9/19, 9/20 & 9/21 9:30am-12:30pm.

Pledge of Allegiance

Call to Order: Heather Canterbury, President

Roll Call: Joyce Canino, Secretary. Directors: Heather Canterbury, Dave Warren, Elizabeth (Beth) White and Joyce Canino. Kevin Brueback via phone. All Directors present.

Ratification of Minutes: The Directors ratified the May 14, 2024, Board of Director's meeting minutes.

NEW BUSINESS:

Director: Steve Malone and Betty Mazza submitted their resignations and Beth White resigned as Treasurer. Heather asked for the consent of the board to appoint James (Pat) Clark as Director/Treasurer. Dave second and passed unanimously. Heather swore Pat in and he took a seat at the table.

Sponsored Associate Membership: Heather made a motion to approve new sponsor membership application for Lanny Collier, sponsored by Rod Hanks. Beth second, 5 approved, 1 opposed.

T2 and Farnsworth Hall: In April, T2 had said they wanted to continue the partnership with DVRC. As of mid-May, T2 has not responded to any communications the Liaison Betty or President Heather has sent.

Heather made a motion to start advertising to rent out Farnsworth. Joyce second and passed unanimously.

Kevin made a motion to send a 60 day notice to T2 that DVRC will not be renewing the lease for January 2025. Heather second and passed unanimously.

Winter Office Hours: Audience members expressed concern and gave suggestions for the new winter hours: several members felt the office should be open 9-4 Monday-Friday and a few Saturday's a month, another member suggested staggering the staff to be open in the evenings, activity monitors stated people have come down in the afternoon with problems only to find office is not open, another member spoke of members having kee card issues at the pools but could not get resolved for a few days, potential new residents generally look at houses on weekends so would be beneficial to have a Saturday open. Zayre, Office Manager, spoke of being open on Saturday's and Wednesday evenings in January during renewal and only 6 people came in to renew during those hours.

Former Director, Sonny Allison, spoke of how the office does so much more than what people think, as he is in there one day a week working on compliances and for all those that are complaining should volunteer their time to help.

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Dave made a motion for winter hours to be Monday-Friday 9am-3pm and on the 2nd & 4th Saturday from 9am-12 Noon, beginning September 3rd. Heather second and passed unanimously.

Vacancies of Director Seats: Kevin asked when the other seat would be filled. Heather addressed the audience that it would be best to wait until Board Meetings resume in October. Joyce said it would be only for a few months and if anyone was interested, they can submit a statement for consideration.

Butte Street Vacant Lot: The discussion started with the road blocks the Board has come up against with the property not being designated as residential, it is still recorded as community commercial. Realtor, Julie Rickli and Heather have been working to get the property recorded properly. It was mentioned the lot is paved and still has the parking bumpers, they need to be removed. Julie has suggested listing at the appraised price and having the buyer clean up the lot. A member asked if the right of way was recorded. Heather stated at the time we met with the realtors to bid on who would list, there was no indication on the maps showing right of way and that was something Julie was working on. Heather made a motion for Julie Rickli to be the listing agent as she has been extremely helpful and knowledgeable working with the zoning and assessor's office. Beth second and passed unanimously.

2023 Taxes: A former Director contacted DVRC's CPA and informed him that Dreamland would not be using his services as they would be doing the taxes in house for 2023. Heather spoke with the CPA, Darrin, and told him that was false. Darrin completed our taxes with DVRC owing State \$365 and the Federal refund will be applied to 2024 Estimated Tax Payment.

Financials: The accounting program QuickBooks has continued to give the office staff trouble. The office manager, Zayre, mentioned she has put information in and a day or so later it has been removed or in a different category. QuickBooks will not give us the Master Account Holder information and unless DVRC knows who the account is registered to, they will not help. Zayre and the Board has tried numerous names from old Directors, former employees, past and present Directors Spouses, etc. to no avail. The Board and office are in the process of implementing a new accounting program.

Beth did not post the financials because she had trouble getting into QuickBooks and suspected the numbers might be fraudulent.

A suggestion was made to have an independent outside audit done, no one could say if one has ever been done, although past Board Directors have requested.

Heather made the motion to have an outside audit done. Beth second, passed unanimously. Heather will call around and get quotes.

Formal Complaint: Ward Jennings, former Treasurer, filed a formal complaint against Beth with Policy & Procedures Committee on July 22, 2024, as he had a right to, based on the newly adopted By-Law (1/20/2024) Article XI, Membership And Fees, Section 1 and DVRC's Administrative Policy and Procedures. His complaint was in regard to financial information not being posted as required in DVRC By-Laws, what was posted was inaccurate, 55+ Compliance fell below 80% and other items.

Policy & Procedures investigated Mr. Jennings complaint and on August 9, 2024, they sent him an email of their report: per Article XI, Section 1, he was not entitled to file a complaint as a non-

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voting member, he is only entitled to use the Nature Trail, 55+ Compliance was at 84.21%, current Treasurer, Beth White was in violation of not publishing financial information but since she resigned no discipline action was necessary and the Board was in the process of making corrections. Mr. Jennings replied to P&P of being hoodwinked by the Board.

Mr. Jennings revoked his membership on April 2, 2024, which was set up on the payment plan. Since then, he has consistently sent harassing emails and blackmail messages to several Directors, P&P Committee and office staff and threatened to go public with how the Board is not fulfilling their responsibility or following governing documents. Beth said she stepped down because of Ward's constant harassment privately and publicly. In one email he said if the Board will pay him \$30/hr., he will come in, fix the financials and drop his complaints against us. The Board and office continues to ignore the emails which are increasing. With the consent of the Board, Heather contacted DVRC's lawyer for a free consultation and advice. Ms. Morgan gave a list of options, some at no cost or for a nominal fee. The Board is exploring those options. Several members offered suggestions of filing police reports for the harassment and extortion, another member asked if a By-Law could be written to remove Mr. Jennings from ever having a membership in DVRC, another member asked if a cease and desist letter could be sent, a few members offered to help fund any legal fees if needed. Heather stated the Board has sent several notices via email and certified mail, which was returned to DVRC undeliverable/unsigned, asking Ward to stop contacting Directors.

Heather brought up the newly adopted By-Law (1/26/2024) Article XII, Transfer and Disclosure Fees, Section 1, which has been removed from the website as it is illegal for a non-HOA to require home buyers to pay the fees at closing. Office staff has been advised to *request* home buyers pay the fee to support the community, they are not required.

Several members have voiced concerns about the January 2024 Annual Membership Meeting and how rules were not followed, learning By-Laws they voted on and passed are now illegal, misleading wording in other By-Laws, and wondering if the votes were accurately counted and have suggested several of those By-laws should be reviewed and presented again for voting, following the proper protocol. The P&P Chairperson said if someone gets a petition with 100 signatures stating these concerns, they would be reviewed.

Adjourned: 10:44 AM
No Open Forum Requests
Submitted by: Joyce Canino, Secretary

