

MINUTES
Dreamland Villa Retirement Community
Board of Directors Meeting
December 10, 2024, 9:30 AM, Read Hall

Welcome: Heather Canterbury, President

Heather made a statement with regards to the Board is a volunteer position that does its best to oversee the Club and make decisions for the community yet they are constantly under attack. This is an age restricted community, yet some cannot behave like adults. While the Board sincerely does what it feels is in the best interest of the everyone, some do not approve.

General Announcements: Card Bingo 12/12, Pancake Breakfast 12/14, Night Card Bingo 12/18, Mingle & Jingle 12/21, Christmas Dinner 12/25. NO Community Potluck this month.

Pledge of Allegiance

Call to Order: Heather Canterbury, President

Roll Call: Joyce Canino, Secretary. Directors: Heather Canterbury, Dave Warren, Kevin Brueback, Beth White, Pat Clark, Carol Schwarz and Joyce Canino. All directors are present.

Ratification of Minutes: Directors ratified the November 12, 2024 Board of Director's Meeting minutes and the December 3, 2024 Study Session minutes.

Treasurer Report: Annual fees for November \$4547.73/year to date \$353,802.75, Gross Profits \$22,524.23/year to date \$511,110.08, Total Expenses \$34,999.86/year to date \$395,566.87.

A member questioned the monthly expense on the chart handed out for the pools. This chart represents what Membership Dues pay for, based on the report ran in QuickBooks. Heather explained that the cost of chemicals had gone up, the heater in the lap pool needed replaced along with Spa motors and general maintenance. A member asked why full financials were not available. Pat stated there is still problems with QuickBooks and he and the office manager are still finding incorrect entries. The member stated that an audit should be done every time a new treasurer takes over. Heather said the new Board was not given all information during the transition. Also, former Directors set up business accounts using their personal email instead of the Office email, which makes it extremely hard to know what business accounts we have, when due and any action that needs to be taken.

Office Manager Reports: Sandy reported in November approximately 12 homes were for sale, 9 sold, 8 paid \$550 and 1 paid \$150. She is still going through QuickBooks to clean up the many inaccurate entries and going through entries that have no documentation to substantiate.

Craft Show Report: Lu Wald presented her report from the Craft Show showing a profit of \$1585.09, Bake Sale profit nearly \$1100 and Hot Dog/Soda profit of \$324. Total profit is over \$3000. Megan Tackett volunteered to do the Bake Sale in 2025 to benefit the Computer Club.

Membership Marketing Report: Earline Parham addressed the Board with the final figures for Membership Renewal. 2940 pamphlets and age affidavits were mailed on December 3rd for a total cost of \$3863.64. Several addresses did not have names attached to them, mostly apartments. Several members in attendance volunteered to hand deliver them.

Heather mentioned to date we are 80.1% HUD compliant.

Nominating Committee Report: Joe Canino reported the nominating committee has asked collectively over 100 members in good standing if they would be a candidate for the 2025 Board. All but one declined stating fear of lawsuits and unnecessary litigation. The committee will continue to seek out candidates. The deadline to submit your candidacy is Tuesday, December 31, 2024 at Noon.

Joe also reported that he has been in contact with SRP and Maricopa County Assessors with regards to the homeowner on 5510 E Boise St that has put a block wall up across the easement between Boise and Billings. A violation case has been created, V2400799, with Kyle Schwartz, Kyle.Schwartz@Maricopa.gov. Anyone may file a complaint using the above referenced case number.

Lynda Leix reported the November pancake breakfast she turned in \$200 in profits, Thanksgiving dinner was \$320 and put into the General Fund and soda/water box donation was \$32 going to the Kitchen Fund.

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Old Business: Beth made a motion to move By Law Article XI, Membership and Fees, Section 1 and 1a forward to the Annual Membership Meeting for voting. Dave seconded, passed unanimously. Beth made a motion to send By Law Article XI, section 1b back to P&P for clarification. Dave seconded, passed unanimously.

P&P presented 3 options of word changes to By Law Article XII, Transfer and Disclosure Fees, Section 1. The Board voted on option 2 using the word “requested”. Joyce made a motion to accept the change and move forward to the Annual Membership Meeting for voting. Carol seconded, passed unanimously.

A Director questioned when did the lines become blurred between the subdivision Dreamland Villa and the Dreamland Villa Retirement Community as it refers to the purchasing of a home in DVRC, which is the Social Club. A member said that policies should be reviewed and updated every 3-5 years for any inconsistencies.

Event Policy: Beth made a motion to send back to P&P for minor revisions and an additional simple form for monthly donation activities. Dave seconded, passed unanimously.

Meeting time change: Directors voted to change Study Session to evenings, as a trial, to the first Tuesday each month so more members could attend. **Evening Study Sessions will begin January 7, 2025, at 5:30m PM.**

NEW BUSINESS:

Butte Street Vacant Lot: Listing agent Julie Rickli reported there has only been one inquiry who wanted to put a mobile home on it. The listing has been up for over 80 days at \$140K. Carol made a motion to lower the price to \$130K. Pat seconded, passed unanimously.

Membership Request Changes: Members who wish to make changes to By Laws, Policies and/or Rules may do so following Article IX outline using the markup/strikethrough/underline method and Administrative Policy titled Requests by voting Members to change By Laws, Rules or Policies, adopted 11/12/2024.

Adjourned: 11:13 AM

Submitted by: Joyce Canino, Secretary