

MINUTES
Dreamland Villa Retirement Community
Board of Directors Meeting
February 11, 2025, 9:30 am Read Hall

Welcome: Heather Canterbury, President

General Announcements: Board Elections today until 7 pm in Computer Room, Town Hall 3/2 Read Hall, Special Membership Meeting 3/8 Farnsworth Hall (Club By Law changes attached), RH Pool cleanup 2/12, Clubbing 2/14, Pancake breakfast 2/15, Barleen Show 2/22, Coffee Social 2/22, Sheriff fraud presentation 2/26, Organ Stop 2/27, Card Bingo 2/13 & 2/27, Night Card Bingo 2/19, Trail Cleanup 2/15

Pledge of Allegiance

Call to Order: Heather Canterbury, President

Roll Call: Joyce Canino, Secretary. Directors: Heather Canterbury, Dave Warren, Beth White, Pat Clark and Joyce Canino. All present.

Ratification of Minutes: Directors ratified the January 11, 2025 Annual Membership Meeting minutes, the January 14, 2025, Board of Director's meeting minutes and the Board of Director's February 4, 2025, Study Session minutes.

Treasurer's Report: Reports are posted on the bulletin board and website and available in the office. A few members voiced concerns and asked questions over some figures that were printed and reimbursement from T2 with regards to utilities. Pauline said she will certainly look into it.

It was stated that with the extensive work on the financials in the past 2 months, the 2024 end of year audit has not been done and may skip this year. A member said it's in the By Laws that is must be done. Heather said she would look into forming a committee to do it.

Craft Show: Lana stated 73 applications have been sent, 17% have been processed, \$320 have been collected to date, flyers and Save the Date have been created, the Application for Event has been submitted but the office staff doesn't know what to do with it. Next meeting is April 18, 2025 if anyone wants to participate. Craft Show is November 22.

Office Manager Report: No report available.

Maintenance Report: Rick gave a report on the FH Leak stating the pool was leaking 2.5-4 inches of water a day (3,926.79 gallons a day or 117,803.70 gallons a month), a pressure test costing \$1800 was done and found 4 skimmers leaking, 2 side wall cracks, leakage below the water line and steps in the deep end had leakage. Skimmers and wall cracks were repaired and 3 steps removed and replaced for a total cost of \$900. All output covers were sealed. Still have a leak that couldn't be located under the cement. Currently only losing 1/2-1.5 inches water a day (2118.69 gallons a day or 39,267.90 gallons a month). Rick stated that the housing and pump needs to be replaced as everything is outdated by 10 years now. Rick talked about getting camera's installed at FH pool and 2 for behind RH from the University parking lot to the Butte St pool parking lot; there has been issues with kee cards not working at FH pool; a camera needs to be installed in the office where the safe is. The Board asked Rick about the oven padlock being missing. Rick said to contact the last person that rented the RH as they were using the stove/oven.

OLD BUSINESS:

Farnsworth Hall: A policy from before T2 leased the hall was presented with rental fees for guidance. Pat suggested creating a committee to research other facilities for prices, Dave volunteered. It was also suggested the Board should take the lead after researching and come up with prices. The former fees need to be increased as this policy is several years old.

A proposal was submitted to Heather for Sophie Rae's Boutique to use the FH parking lot for vendors 2 Saturday's a month (TBD), each vendor will have their own electricity, business licenses, permits for food trucks and liability insurance; the promoter will bring in port-a-potty's. The offer is for \$300 a day, starting March & April and starts back up from November-April 2026 with operation hours from 9am - 2pm, vendors arriving at 6:30am to set up. Mary Sable offered to check out the other locations they operate. Several mentioned the parking lot usage during DVRC events: morning Bocchi ball, Special Meetings, pool parking spaces, possible Craft Show, any other rental events, etc. Heather will find a contract template that DVRC can fill out.

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Pat made a motion to accept the proposed \$300/day in addition to 1% of the promoters fee contingent on proper liability insurance/permits/licenses on a trial basis for March and April and will revisit possibly renegotiating before the November restart. Dave seconded, passed unanimously.

Memory Brick Garden: Heather made a motion to reinstate the committee. Pat seconded, passed unanimously.

P&P Credit & Debit Card Policy: Heather proposed accepting the revisions. Joyce seconded, passed unanimously.

Butte Street Vacant Lot: Directors electronically approved the sale for \$120K due to essences of time. Heather made a motion to reflect the counteroffer of \$120K being accepted by the Seller and Board. Dave seconded, passed unanimously.

NEW BUSINESS:

Interim Director Appointment: Heather requested and received approval from the Board to appoint Robert (Bob) Westall as Interim Director. Bob was sworn in and took his seat at the table.

New Sponsor Associate Member: Rescheduled for March.

Policy & Procedure Discipline: Heather made a motion to create a separate committee for Membership Disciplinary with the P&P committee as the liaison. Pat seconded, passed unanimously. Kevin stated he would write up something for the Blast to recruit committee members.

A member asked about the law firm to make our By Laws, Code of Ethics, and Articles of Incorporation legal, clear and concise. Heather stated they were paid and will be starting on the project.

Adjourned: 10:48 AM

Submitted by: Joyce Canino, Secretary

Open Forum: A member read his statement about members tearing the community apart, former board members dividing the community, accomplishing nothing to better the community and trying to dismantle the Club. Former president, Steve, spoke of the email Heather sent asking about his offer to help with information regarding the July 2022 recall. Heather stated at this time the board has not discussed anything and that she is going through the invoices and paid bills as that is the easiest to figure out first. Steve said he would give Heather any information needed.