

MINUTES
Dreamland Villa Retirement Community
Board of Directors Meeting
January 14, 2025, 9:30 AM, Read Hall

Welcome: Heather Canterbury, President

General Announcements: Night Card Bingo 1/15, Card Bingo 1/23, Coffee Social 1/25, Duttons 1/25 (sold-out), Super Bowl party 2/9, Board Elections 2/11, Singles Clubbing event 2/14 and Barleens Lunch show 2/22.

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 directors are present.

Ratification of Minutes: Directors ratified the December 10, 2024, Board of Director's meeting minutes; vote to ratify the Board of Director's January 7, 2025, Study Session minutes; vote to ratify the emergency purchase for Read Hall lap pool heater.

Treasurer Report: Pat stated the CPA is going through QuickBooks to help sort things and there is no report at this time. Once the CPA helps clear entries up, all financial reports will be available.

Office Manager Reports: No report as Sandy was not available.

Policy & Procedure Committee Report: Amy, Chairperson, stated the committee has been investigating complaints and working on policies for board approval. Amy also apologized for not cross references By Laws and policies regarding absentee voting.

2025 Arts & Crafts Committee Report: Lana Koeing, Chairperson and Megan Tackett, Co-Chair, stated there will be a meeting Friday 1/17, vendor applications will be emailed, the date is November 22, 2025 reserved for Read or Farnsworth if available, asked for additional space in front and/or shuffleboard. Lana stated there were some old tree stumps in front of Read and asked if the board could remove, Dave said he would look into it and talk to maintenance; Heather said if there was a way to level out the shuffleboard court, it could be used. The board will look into it and members may offer suggestions. Megan stated the Computer Club will be hosting the Bake Sale with half the proceeds going to the General Funds and half to the Computer Club.

Compliance: Sonny presented the board with a letter that he would like to send to offenders when a complaint comes in before turning into Maricopa County.

OLD BUSINESS:

Annual Membership Meeting: January 11 Annual Membership Meeting had 187 sign in, 189 ballots were counted. The By Laws do not address this situation. Article XI Membership and Fees passed 171 Yes 17 No. Article XII, Transfer and Disclosure Fees and Age Restrictions passed 177 Yes 12 No. Heather stated that if Members would like to have a revote they could sign up in the office until January 31 and another annual meeting will be scheduled.

Membership Renewal Dues: Friday, January 31, 2025 is the deadline to renew. Dues not renewed by then will have cards deactivated February 3.

Read Pool Beautification Proposal: Pauline Borgen went over her proposal again. Read pool will be closed February 12 & 13 for her volunteers to scrub furniture, walls, power washing, painting, etc. This is the first project in a series of others to be determined at a later date. Volunteers and donations are gladly accepted for supply cost so DVRC doesn't need to pay for it all. Heather made a motion with a \$2000 limit. Beth seconded, passed unanimously.

Event Policy: Joyce made a motion to approve. Pat seconded, passed unanimously. A copy will be available in the office.

Credit Card Fees: Heather made a motion to charge 3% only on credit cards, not on debit cards. Beth seconded, passed unanimously. Heather made a motion for the month of January to charge a flat fee of \$5 on credit cards, expiring January 31, 2025. Pat seconded, passed unanimously. Heather made a motion to send to P&P to update all references to credit cards cost. Joyce seconded, passed unanimously.

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NEW BUSINESS:

Butte Street Vacant Lot: An offer came in for \$80 thousand. The board will refuse the offer. It was mentioned to counter for \$125K (currently listed at \$130K), a member suggested not to lower the price until our financial books are in order.

Policy and Procedures: Pat made a motion to send all Bylaws, policies and rules referencing Membership Discipline and Suspension to P&P to make corrections to coincide. Dave seconded, passed unanimously.

Pat made a motion for the Board and P&P to work with a law firm that works with nonprofit organizations to make our By Laws, Code of Ethics, and Articles of Incorporation legal, clear and concise for no more than \$1000. A member has offered to pay for the service. Dave seconded, passed unanimously.

Heather mentioned a member had contacted the office asking if they could use Farnsworth parking lot as a staging area for donations headed to CA wildfires. A truck will be available January 16, at 10 am for loading.

Adjourned: 10:54 AM

Submitted by: Joyce Canino, Secretary

Open forum: Two members presented the Board with a petition of 100+ signatures to call a Special Meeting. Another member suggested hot tub covers on a reel to cover the spas when not in use.