

MINUTES
Dreamland Villa Retirement Community
Board of Directors Study Session
December 3, 2024, 9:30 AM, Read Hall

Welcome: Heather Canterbury, President

General Announcements: Night Bingo 12/4 & 12/18, Potluck 12/19, Jingle Mingle 12/21 and Christmas Chili & Soup Dinner 12/25

Pledge of Allegiance

Call to Order: Heather Canterbury, President

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

ITEMS FOR DISCUSSION:

Policy & Procedures: Article XI, Membership and Fees, Section 1, remove reference to non-voting member, adding section 1(a) to section 1, adding a new section 1(a) defining residents of DVRC as paid members who have been issued a kee card; active members are voting members and entitled to all activities and facilities offered. P&P wrote an additional section, 1(b), the give DVRC the right to refuse membership. It was discussed the vagueness of the wording and proposed sending back to P&P for enhancement. Former Director Kevin suggested sending it to the members for voting at the January Annual Membership Meeting and if it passes, a Policy can be written for clarification.

Article XII, Transfer and Disclosure Fees, Section 1, the word “required” has been changed to “should” with regards to new property owners paying a transfer and disclosure fee.

Article V Board of Directors, Section 1 discussion on going back to 5 directors instead of 7 as it has been a struggle to get people to run for the Board. At the January 2022 Annual Membership Meeting members voted and passed for 5 directors, 82 Yes/69 No.

After the recall in July 2022, emotions were still running high with several members wanting to be on the Board. A Special Meeting was called in December 2022 going back to 7 directors, 193 Yes/4 No, there was 8 candidates for 5 positions for the 2023 election (1 termed out in 2024 and 3 have resigned).

Bea Westall, Nominating Committee, stated she has asked over 40 members to be a candidate with all saying they would not because of all the lawsuits past and present. Former Director Kevin said the Board is constantly under attack and members should have some respect for them as they are volunteers. A suggestion was made to change the By Law to include “a minimum of 5 directors”: allowing for any future years of not having candidates to fulfill the requirement of 7.

Rules & Regulations: Jeff Clapham, P&P committee, presented the Board a revised rule removing the definition of DVRC Non-Voting Member. The Board accepted the revision.

Event Policy: Jeff Clapham, P&P, presented a policy proposal for events. As with past discussion with regards to a policy for events, select members have voiced their non approval. At the July 2023 Board Meeting a temporary SOP was approved for all events. This was the result of DVRC having to pay for events that did not bring in enough income to cover expenses.

Volunteers and Committees: Brief discussion on why members do not volunteer. Most members are burned out and have no interest.

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Farnsworth Pool: Rick got estimates for a pool leakage test, ranging from \$1250-\$1800. With the cost being under \$2k, the Board does not need to approve and gave Rick the go ahead to get it done. Once the test is done and the leak is identified and cost associated with fixing, the board will need to decide on what action to take. A member suggested shutting the pool down from Dec-Feb. Another member mentioned that the leak could be in another place than what is visible and could include extensive repair including tearing up the concrete. A comment was made that if the cost is too much we may need to shut the pool down completely. The Board has also been advised that the motor for the spa needs replacing (estimated at \$1600) and the Read Hall lap pool heater needs to be replaced (quoted over \$6100).

A company came out to look at the Farnsworth pool camera's and informed us they are shot and need replacement. There are 3 camera's in the pool area each will cost \$500 to replace. Maintenance will look into the cost of purchasing and installing themselves and if we can get Sunrize to connect them to the kee card system and transmit to Read.

Payment Plan for Dues: Heather reminded the audience that we will not be using Chase for payment of dues for 2025. With all the problems related to Chase the office has decided to handle payment. There has been numerous complaints from members with Chase either not taking out the payment or taking double and triple payments each month. Payment plans can be set up in the office, monthly or quarterly, with cash/check or credit/debit cards (5% charge) or members can set up a bill pay with their own bank. Payments will be due on the 1st or 15th with no grace period. If payment is not received by those dates, kee cards will be deactivated immediately.

Meeting time change: Heather brought up the possibility of evenings for Study Session and/or Board meetings. Several members have approached Heather and other Directors that they cannot attend day meetings because they work but want to be informed and involved. The discussion was positive with most members in attendance showing of hands vote for trying it. A member suggested having meetings on Saturday mornings. While our By laws do not dictate what day meetings are held, they do state a Study Session may be held not less than 5 working days prior to a Board meeting and Board meetings shall be held in the second week of the month.

Annual Membership Meeting: Saturday, January 11, 2025, 9:30 AM at Farnsworth Hall.

Lawyer Legal Update: Heather announced that the Corporate attorney has sent a response to Mr. Jennings lawyers.

Adjourned: 11:10 AM

Submitted by: Joyce Canino, Secretary

Open Forum: A member, who had just returned, addressed the Board on several items regarding DVRC including rumors, notifications, the state of DVRC, any problems and the status of Farnsworth Hall tenants.