

MINUTES  
Dreamland Villa Retirement Community  
Board of Directors Study Session  
November 1, 2024, 9:30 AM, Read Hall

**Welcome:** Heather Canterbury, President

Heather announced to silence or turn off phones.

**General Announcements:** Night Card Bingo 6 pm 11/6 & 11/20, Card Bingo 10:30 am 11/7, Community Yard Sale 11/8 & 11/9 Contact Julie Rickli, Pancake Breakfast 11/9 7:30-9 am, Veterans Day 11/10 2 pm Farnsworth Hall, Bake Sale/Craft Show 9 am-2 pm 11/23 bring your baked goods in 11/22 after 3 pm, Community Potluck 11/21, Community Thanksgiving Dinner 4:30 pm 11/28, Black Friday Leftovers 11/29, Nominees for Board Elections deadline 12/31.

NO Coffee Social 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 (via phone), Pat Clark, Carol Schwarz and Joyce Canino. All directors are present.

**ITEMS FOR DISCUSSION:**

**T2 & Farnsworth Hall:** Heather sent a letter last month stating DVRC would not be renewing the lease. On October 30, T2 sent an email giving their 60 day notice of nonrenewal. Heather responded that we will be promoting the hall and Tammy asked that we give a 24 hour notice before showing. There has been a few promoters interested in renting the hall. Kevin said the Board should start working on what we want in a lease, Dave offered to take the lead on this. Heather mentioned an agent has inquired and if approved, will take care of all that. DVRC would not need to write up the lease, we would tell the agent what we want and they would write the lease.

**Butte Street:** Julie Rickli of Better Homes and Gardens is the listing agent. This property has been on the market for 39 days at \$140,000.

**Driveway Issues:** Kevin has been in contact with Maricopa County with concerns about the removal of Read Hall and Farnsworth Hall driveways. A response came from MCDOT stating that at no time between April 2024 and subsequent conversations was a replacement driveway at the west end of Read Hall promised. In October 2024, a narrative sent to DVRC, explained that the existing driveway would create additional vehicle conflicts.

Farnsworth: MCDOT responded that the 40 FT driveway on the east end was removed and replaced in-kind, the 2 (two) 30 FT driveways on the west end was replaced with a single 40 FT driveway; the concern was those 2 driveways were only 20 FT apart, creating several conflicts. Kevin, along with other Directors, are not aware of this narrative that MCDOT speaks of.

Please continue to contact MCDOT and demand they put our driveway back!! Michele Pribyl, District 2 Coordinator Email: [michele.pribyl@maricopa.gov](mailto:michele.pribyl@maricopa.gov)

District 2 Vice Chairperson Thomas Galvin, Maricopa County Board of Supervisors at (602) 506-7431 or email at [District2@maricopa.gov](mailto:District2@maricopa.gov). Please contact!!

**Membership Request Changes:** A new administrative policy has been presented for Board approval. Members wishing to make a change to a By Law would need to have 80 signatures from voting members to support the research. Member requests to change Policies and/or Rules may be submitted in writing to the Board of Directors at a Study Session/Board Meeting.

**Article XI Membership and Dues:** Discussion on changes to section 1 to allow DVRC the right to refuse membership.

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**Article XII Transfer, Disclosure Fees and Age Restrictions:** With the recent discovery that it is illegal to require new home buyers to pay a transfer fee, this By Law needs wording to be changed. The office has been advised to inform agents/buyers/title companies/etc. that this fee is not required but requested; it is optional. By Law changes will be sent to P&P for changes and presented at the Annual Meeting for voting.

**Rules and Regulations:** Kevin presented the Board with a revision to remove reference to Non-Voting Member. The Board agreed and will send to P&P to make the corrections.

**Activity Policy:** Discussion on recent club activities and allowing non-members to participate at a nominal fee. The difference between an activity and event is activities are weekly or monthly gatherings for kee card members only, an event is a ticketed activity that takes place infrequently. Kee card holders may bring a guest at the non-member price to events only. A DVRC resident who chooses not to become a member cannot participate in any activities. As of June 1, 2024, the Activity Pass was discontinued. Any non-resident wishing to participate in activities must purchase an Associate Membership. Options were discussed that club monitors can rent the room if they wish to allow non-members to attend the club.

**Farnsworth Pool:** Discussion on repair/replacing the cameras. Maintenance reported the theft of toilet paper, paper towels and soap from the bathrooms. There has been numerous verbal complaints about a Member's non-member caregiver being unruly, disruptive and using vulgar language. It was suggested members file a formal written complaint with P&P to investigate.

The office manager, Sandy, will contact the company that installed the cameras and have them come look and figure out while they are not working.

The leak is minimal at this time and maintenance will continue to monitor the progress.

**Office Staff:** Sandy has decided to take the title of Office Manager, she does not want a pay increase though. Sandy has interviewed a few applicants and hired Shalmarie Hackworth, who has been volunteering in the office, for the part time position.

Kevin brought to our attention how the Email Blast has misinformation on numerous things. It was mentioned that all flyers for the Blast should go through the office and not directly to Jean. Also mentioned was calendars in the Citizen and Website are not accurate. Heather stated that Sandy would be the liaison.

Kevin started the discussion on underage residents living in DVRC. Complaints have been reported to the office on a few houses in the community with small children. Heather said she has had numerous conversations with HUD regarding the senior overlay. It was stated the deed restrictions say one person must be 55 with no one under 19 residing. With the community being built during the 60's and 70's, HUD rules have changed. As we are not an HOA, there is not much we can do since HUD allows for 20% of residents to be under 55. A Director suggested we file a lawsuit to set a precedent.

Adjourned: 11:20 AM  
Submitted by: Joyce Canino, Secretary  
No Open Forum