

DREAM VALLEY RANCH

January 7, 2026

President Jerry Baker called the meeting to order at 9:00 a.m. Members present were Jerry Baker, Lucas Segarra, John Berg, Doug Coombe, Scott Miller, Mike Rooney and Janine McClimon.

The Pledge of Allegiance was recited.

Minutes from the December 3rd meeting were read. Motion by Mike Rooney, seconded by John Berg to accept them as read. Motion carried unanimously.

Treasurer, Bonnie Dowell was absent. She will provide her December 2025 and Annual Report at the next board meeting.

Vice President Lucas Segarra read the minutes from the Board's Budget Meeting that was held on December 10th. Dues will remain the same at \$450.00. The possibility of moisture collecting between the Hall's metal roofing and the coating that was applied was discussed and will be investigated. Jerry is checking on the warranty.

As a follow-up to the roof, Jerry has contacted McAllen Roofing who performed the work. We have a two-year Leak-Free warranty with a 15-year limited warranty thru the manufacturer of the product. The company is suppose to send a team to take a look at the roof.

COMMITTEES

Auxiliary: Auxiliary President, Ken Klabon, provided his report which included the election results for newly elected officers. Ellen Berg, Vice President; Marlise Nelson, Secretary, Mary Curll, Treasurer and Ken Klabon, President. Doug Stanley, Entertainment Chairman requested \$200.00 from the Auxiliary so to purchase some decor lighting for the Hall. The annual DVR Craft Show will be held on Friday, February 14th. Contact Cathy Floyd if you want to reserve tables or have any questions.

Swimming Pool: Beth Miller presented an estimate of \$3,243.08 to replace the pool's existing salt cell with a PentAir salt system from Chlor-A-Clean Pool Services. During the discussion regarding the pros and cons of continuing with a salt water system or a chlorine system. Several benefits from the salt water are it's better for your skin and overall, it's more efficient because it doesn't evaporate as quickly as chlorine. Nancy Henning stated that the park voted 10+ years ago to have a salt water pool. Scott Miller made a motion to pay the \$3,243.08; Doug Coombe, seconded the motion. Before a complete Board vote was taken, resident Steve Fore, offered to

pay half the cost so to continue the pool operating as a salt water system. Steve stated that he bought his home in this park knowing there was a salt water pool available. Previous motions made by Scott Miller and Doug Coombe were rescinded. Scott Miller made a motion to pay half the cost of \$1,621.54; Doug Coombe, seconded. Motion carried unanimously.

Maintenance: Keith Ruport provided report on multiple items cleaned and repaired inside the Hall and pool area. Lucas Segarra purchased some non-slip adhesive strips and asked Keith to apply them to the floor of the bathroom shower to prevent falls.

Architectural: In Tim Finch's absence, Janine McClimon read report. There was one new permit issued and one was completed.

New Buyers Consultant: Judy Ruport provided a list of purchased, sold and pending properties. (copy of report attached).

Gate: Jerry stated the gate is working fine. The gate will be removed soon so another new home can enter and be placed in our park on Yawn Street.

Yards/Lawns: No Report

Activities/Entertainment: Doug Stanley provided information for upcoming events and music entertainment. He suggested we stay informed by reading the DVR calendar and also the new event sandwich boards which were donated by resident, Kirk Bendixon. Doug plans to contact Welcome Home RGV so to get the TV located above office window up and running again.

Doug stated the park's website is an ongoing project. He is continuing to add documents to the site such as the recently added architectural forms. The website payment is due in March. The plan is to renew it for two years and therefore the cost is cheaper; was \$50 per year but if the two-year plan is chosen, the cost goes down to \$35 per year.

Bingo: Nancy Henning provided the December Bingo Report. (Report attached).

CORRESPONDENCE:

A proposal was brought before the HOA for a vote at the upcoming Annual Meeting on January 27. Proposal was signed by residents R.L Reirson, Kathy Martin, Edward Martin & Ruth Heffner. The proposal read as follows: "We are proposing a 40 ft X 60 ft cement slab for outdoor activities. It would be placed west of the pool. The horse shoe pits could be moved back by the shed next to the shuffle board." (Copy of proposal attached)

OLD BUSINESS: Jerry and Lucas recently had a meeting with the attorney regarding the Brenner property at 122 Drowse. Lucas stated that the lawyer was familiar with our previous project we resolved last year. He shared some interesting information on how we don't have to spend 5 to 6 thousand dollars to get this project resolved. Some state laws have changed. We now can pay a \$250 fee to start the process, and at that point turn the project over to the state who then files all of the paperwork. The lawyer will keep us informed of the ongoing progress. Residents were asked to stay off of the property. It now belongs to the state. The park's lawncare business will continue to mow the property.

The blinds in the Hall are being replaced. Jack Turner investigated several bids; the best bid found was a cost of \$700.00. The blinds will be installed after the inside Hall has been painted. Janine McClimon made a motion to purchase the blinds for \$700.00; seconded by Lucas Segarra. Motion carried.

NEW BUSINESS: Ken Klabon introduced candidates running for the Board: Marcy Kruse, Doug Stanley, Lori Fedder and Char Myers. Connie McGinness was unable to attend.

PARK INPUT: NONE

MOTION TO ADJOURN: Mike Rooney made a motion to adjourn; seconded by Scott Miller.

Respectfully submitted,

Janine McClimon