

DREAM VALLEY RANCH

February 4, 2026

President Lucas Segarra called the meeting to order at 9:00AM. Board members present were Marcy Kruse, Connie McGinnis, Doug Stanley, Scott Miller, Doug Coombe, Lucas Segarra and Janine McClimon.

The Pledge of Allegiance was recited.

Minutes from the January 7, 2026 were read and unanimously accepted following a correction of date for the upcoming Craft Fair.

Treasurer, Bonnie Dowell presented the monthly report. (copy of report attached). Connie McGinnis made a motion to accept the treasurer's report; seconded by Janine McClimon. Motion carried unanimously to accept the report.

President Lucas Segarra began the meeting to inform the audience that he has completed his committee appointments and that because of some questions, the Board Members will take on the task of making sure forms of the park's by-laws and covenants are the most recent and registered with the county.

COMMITTEES

Auxiliary: Auxiliary president, Ken Klaybon encouraged people to take the Food Handlers test so a larger list of help will be available for kitchen events. Those who took the test at this time 2 years ago were reminded to renew their certificates this coming April 2026. Auxiliary members also voted to keep the piano which is located in the Hall and personal coffee cups which are located in the kitchen area near coffee pot. President Klaybon requested \$550.00 from the Board which will be used as cash box seed money for the upcoming Craft Show. Board member, Scott Miller made a motion, seconded by Marcy Kruse. Motion passed unanimously.

Swimming Pool: Beth Miller stated that the pool's salt water system was reinstalled. Everything else is running well.

Maintenance: Keith Ruport will remain head of maintenance. Lewis Dowell agreed to be in charge of maintenance during the summer months. Lucas also asked for Greg Anderson's help during the summer. Greg will let him know about his decision. Keith stated that a new door was built to cover furnace cabinet. The chains around the shuffleboard court were replaced. The automatic flush on one of the urinals in the men's bathroom was repaired. The park gate was removed then reinstalled so to provide space for a new trailer being moved into our park.

The sewer gas odor in the Hall is being investigated at length. The plan to resolve the problem will include adding an elbow to the piping which will extend up the side of building and vent above the roofline.

Gate: Lucas asked Greg Anderson to again be our gate liaison.

Architectural: Committee Chairman, Tim Finch, has stepped down due to health reasons. Tim will remain on the committee and Rich Briski has agreed to be the new chairman. Carlos Cortez and Steve Fedder will also remain on this committee. Connie McGinnis has resigned her position on Architectural due to her new position as a Board Member.

New Buyers Consultant: Judy Rupert provided info on sold, pending, and for sale properties.

Lawns and Yards: No report

Activities/ Entertainment: Doug Stanley stepped down from his position as chairman for entertainment due to his new position as a Board Member. Vicki Vorwald and Jeff Barnes will now be co-chairpersons for activities and entertainment. Doug Stanley suggested to keep informed of all activities as they are posted and updated on tv screen above office window in Hall. Lucas thanked Doug for all his hard work in providing some great entertainment to our park during this winter season.

Bingo: Nancy Hennig provided the January Bingo report. Nancy also would like to step away from the chairman position in charge of the Veterans Memorial. She offered her guidance to whoever volunteers for this position.

Correspondence: None

Old Business: As Keith Ruport stated earlier in the meeting, members of the maintenance and architectural committees located problem of the sewer gas odor and made repair.

As we requested, McAllen Roofing returned to take a look at our roof. They did find a few spots in the roof that were blistering and they did not believe it would take much to repair these few areas.

Lucas thanked Doug Coombe for painting the park's front entrance gate and the fence located at the Veterans Memorial area in front of the Hall.

New Business: President Segarra stated that he has visited with Lewis Dowell and some other previous board members about the timing for the recoating of our streets throughout the park. Lewis was asked to contact 3 companies and obtain bids. DVR does have a Road Maintenance Fund that can be used for this repair and sealing process. All streets will be swept and vacuumed so to remove loose gravel, small potholes in pavement would be filled, and then followed by an applied sealant. Lewis related that the best time for this to happen is in the summertime when there is less traffic in the park.

Board Member, Connie McGinnis would like to contact the Palmview Waste Company to see if there is a way to possibly place our trash cans on one side of the road on each street so as not to have the garbage truck go up and down all of our streets twice. These multiple trips cause additional damage to our streets. Lucas asked Connie to make her contact and provide info to the Board.

The volunteers were thanked for applying new paint to walls inside the Hall. It was suggested that nails and screws not be used on the newly painted areas. Use the new bulletin boards to post items or use command strips in place of nails & screws. Board member, Marcy Kruse asked what happened to US map that use to hang on back wall before painting project. Connie McGinnis stated that last year it was voted on to designate that wall to be the Veteran Appreciation Wall. Marcy thanked Connie for the explanation.

Lucas related to the audience that during the process of ordering additional gate cards for the park, we were told that our reader system is unserviceable and obsolete. Before we jump into the possibility of purchasing a new system, President Segarra wants to investigate this subject a little more before making a decision to purchase a new reader and issue new cards.

Park Input: Andy Anderson

Mr. Anderson wanted to expand the needed information to the understanding of the DVR By-Laws and Covenants with the audience and the Board.

Maggie Thurston

Informed audience that the Auxiliary will be serving a corned beef dinner on March 17th for \$10. Tickets go on sale the 1st of March.

Ken Klaybon

The All Park Sale will be held on March 6th and 7th.

Jack Turner

Since we have cleaned, painted and spruced up our Hall maybe we should have a work day once a month to hit the areas that were not done. If interested to help, let Jack know.

MOTION TO ADJOURN

Connie McGinnis made a motion to adjourn; seconded by Doug Stanley. Motion unanimous.

Respectfully submitted,

Janine McClimon