

PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.
MINUTES—BOARD OF MANAGERS MEETING— JANUARY 24, 2017

Board Members Present: Nancy Baker, Jeff Hughes, Jo Leeper, Judith Lyle, Andy Pettit, Darrell Traeger, Betty Walley, Phyllis Wells

Members Absent:

Operations Manager: Carrie Bailey

Homeowners Present: Jim Fountain, Joy Duran, David Dover, Dan Burbine, Delisa Day, David Campbell

I. OPEN FORUM

- A. Delisa Day discussed tile work being done at 15902 and resulting water pooling around two trees outside. She said something to the workmen about cleaning up. They did but Delisa asked the board if there was a policy in place to check on this kind of issue. Carrie stated that cleaning up after any construction work is on the owner not the renter. Delisa suggested that the owner be notified of the clean-up process and then fined if proper cleanup does not happen.
- B. Phyllis Wells asked about when the paint touch up would occur in the many vacated downspout spaces on the property. Carrie stated that this has been scheduled. Phyllis also reported that there is a lot of garbage that is not being bagged. Carrie stated that garbage and recycled items are to be bagged. All notices for infraction of the rules go to the owner and not the renter. The Board can assess fines to the owner but not the renter. The gates in the alley need to be closed after garbage day. Phyllis discussed some window treatment that is not appropriate in her area. Carrie will take care of it.
- C. David Dover discussed the gutter in front of his unit that needs a splash guard as the water is washing away the flower bed.

II. MEETING CALLED TO ORDER - The regular meeting of the board was called to order by the president, Jo Leeper, at 6: 10 P.M. A quorum was present.

III. MINUTES – The minutes of the DECEMBER 6, 2016 Board of Managers meeting were distributed and read for corrections or additions. Joe Dobbs moved that we accept the minutes as presented. The motion was seconded and approved by all board members.

IV. ACTIONS TAKEN VIA EMAIL: On January 11, 2017, the Board approved obtaining a construction draw down loan secured by the new \$125,000 CD at 1.3 % at Alliance Association Bank. These funds will be used to pay for the final phase of the HVAC Renovation Project and the plan is to pay the loan off within 36 months.

V. MANAGERS REPORT – Presented by Carrie Bailey- see file attached.

VI. TREASURER'S REPORT—Presented by Joe Dobbs and is attached to the minutes.
The Treasurers' Report was filed for audit.

VII. COMMITTEE REPORTS

- A. FINANCE COMMITTEE- Joe Dobbs
- B. BUILDING COMMITTEE- Darrell Traeger. No report
- C. LANDSCAPE COMMITTEE – Betty Walley. No report.
- D. ENERGY COMMITTEE-No Report.
- E. RULES COMMITTEE- Jeff Hughes no report.

- F. COMMUNICATIONS – Judith Lyle discussed next newsletter and thank you note project - both ongoing.
- G. HOSPITALITY COMMITTEE – Phyllis Wells reported on last social event which was well attended.

NOMINATIONS COMMITTEE – Jeff Hughes reported that the nominees present tonight are Joy Duran, Dan Burbine, David Dover. Of the eleven people Jeff contacted by phone, four responded, confirming their desire to run for the Board. (One of these, David Campbell, later had to drop out due to a technicality.) One owner, Dan Burbine, responded to the letter that was mailed to all Homeowners.

- H. CRIME WATCH – Nancy Baker reported - issues discussed: parking, unknown cars, commercial trucks have been removed. In December Susie Brown asked to Country Club to donate cookies on behalf of the Club and PWCCCA which Nancy and Susie delivered to Officer Lutz at the station. The officers in the Community Engagement Dept. appreciated the gesture of thanks for their service.

VIII. UNFINISHED BUSINESS – See managers' report above.

IX. NEW BUSINESS

- A. Landscape Improvements – Plans for Preston Rd median are being prepared.
- B. Exterior Building Painting – Bids are being submitted for 4 facades.
- C. Re-Painting Addresses on Curbs – Will occur as weather permits

X. EXECUTIVE SESSION – VIOLATION, DELINQUENCIES, AND STAFFING

- A. Hearing with Gloria and Alan Weinblatt
- B. Hearing with Valorie Hubler

XI. The MEETING was ADJOURNED at 7:25 P.M.

The ANNUAL HOMEOWNERS MEETING is scheduled for Sunday, FEBRUARY 26, 2017 at 2:00 p.m.

Next Board Meeting is scheduled for Tuesday, FEBRUARY 28, 2017 at 6:00 PM.

Judith Anne Lyle



Secretary