

PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.,
MINUTES—BOARD OF MANAGERS MEETING – MARCH 23, 2021

Board Members Present: Nancy Baker, Pat Barnett, Martha Burks, Jim Eason, Jeff Hughes, Judy Lyle, Darrell Traeger. Present via Zoom: Dan Burbine, Pat Gleason

Members Absent: None

Operations Manager: Carrie Bailey

Homeowners Present: Chris Unger, Susie Brown, Barbara Wertz

Homeowners via Zoom: Becky Erickson, Liliana Robledo

- I. MEMBER COMMENTS - None
- II. DETERMINATION OF A QUORUM/MEETING CALLED TO ORDER - A quorum was present – the meeting at Prestonwood Country Club and on Zoom was called to order by the president, Jeff Hughes, at 6:45 P.M.
- III. MINUTES – The Minutes of the JANUARY meeting were approved via email.
- IV. BOARD ACTIONS TAKEN BY EMAIL –
 - A. Board Meeting Minutes for 1/26/2021 were approved on 1/28/2021.
 - B. Pool and Pool area opening was approved on 3/10/2021-due to the Texas Governor’s Executive Order GA-34 effective 3/10/2021. The board also approved of sending notice and installing signs advising and recommending anyone using the area to follow the existing CDC Guidelines requiring masking, 6’ distancing and sanitization.
 - C. Board approved a homeowner violation letter be sent on 3/10/2021.
- V. MANAGERS REPORT – Carrie Bailey- See Manger’s Report.
- VI. UNFINISHED BUSINESS - See attached Manger’s Report.
- VII. NEW BUSINESS
 - A. New underground hot water line leak was found today. There will be no heat until repaired. Plumbers are working on a 3-week lead time due to the extensive damages from the February Freeze.
 - B. The extreme cold could cause severe damage or the loss of trees. Arborist are recommending fertilization in the spring, summer and fall to help the trees recover. Fannin Tree Farm has proposed fertilizing 78 trees three times in 2021, including a 10% discount for contracting for the full year, for \$14,029.20. Judy Lyle moved to approve the proposal. Jeff Hughes, seconded. The motion carried.
 - C. Entech HVAC Maintenance contract renewal for 2021 is \$15,420, the same price as 2020 with monthly payments of \$1,285. Nancy Baker moved that the renewal be approved. Jeff Hughes, seconded. The motion carried.
- VIII. OFFICER & COMMITTEE REPORTS
 - A. TREASURER’S/ FINANCE COMMITTEE REPORT— Darrell Traeger’s’ report is attached and was filed for audit.
 - B. BUILDING COMMITTEE-Dan Burbine and Darrell Traeger- the committee is working with a homeowner on the updating front steps.

- C. BYLAWS & RULES COMMITTEE – Pat Gleason – expressed concern regarding a need to continue wearing masks at the meetings. The club requires masking except when eating or drinking. After some discussion it was deemed that no rule necessary.
- D. LANDSCAPE COMMITTEE- Jim Eason – held a committee meeting today with Delisa Day, Sherry Thompson, Debra Traeger, Dan Burbine, and Marilyn Campbell. Updates have begun throughout the property, rejuvenation pruning, and more landscape features will follow.
- E. COMMUNICATIONS – Judith Lyle – Recommended that the newsletter move to digital format to be distributed through email from the website. Currently each newsletter costs 1,000.00 to print, stamp and send to residents. A module will be added to the website and connect to the existing resident email database.
- F. HOSPITALITY COMMITTEE – Martha Burks- Chunk Your Junk will be held on April 9- 11th. Martha also discussed a request from some residents for a shredding day. Currently shredding fees are approximately 300.00/hour. The cost seemed prohibitive for now.
- G. CRIME WATCH – Nancy Baker reported the following: 1) Vandals rummaged through a car during nighttime removing papers and CD's – Please LOCK your vehicles. 2) Owners of units with easy access mailboxes are encouraged to replace with locked mailboxes to prevent mail from being stolen. 3) Dog walkers please congregate with walkers and dogs that are familiar to your animal. There are reports of dogs biting each other as walkers congregate. 4) Abandoned cars on the property will be towed away. 5) Be aware of your surroundings when driving or walking. There are many reported traffic and pedestrian deaths already this year. 6) 311 is the number to call to report hazardous potholes. 7) Stay aware and be safe.
- IX. EXECUTIVE SESSION
- X. The MEETING was ADJOURNED at 8:35 P. M. The next Meeting is APRIL 27 @ 6:30P.M.

Judith Lyle, Secretary