

PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.,

MINUTES—BOARD OF MANAGERS MEETING – MAY 23, 2023

The Clubs of Prestonwood-The Creek & via Zoom

Board Members Present: Nancy Baker, Dan Burbine, Jim Eason, Gaela Renee Hall, Jeff Hughes, Judy Lyle, Martha Burks, Betty Walley

Members Zoom: Phyllis Wells

Members Absent: Dan Burbine

Operations Manager: Carrie Bailey

Community Assistant: Tonie Daly

Owners Present: Malena Marshall, Estella Shaw for Delesia Jackson, Patrick Esser, Delisa Day, Chris Unger, Rick Wilson, Elizabeth Santamaria

Owners via ZOOM: Susie Brown

- I. DETERMINATION OF A QUORUM/MEETING CALLED TO ORDER AT 6:39 P.M.
- II. EXECUTIVE SESSION
- III. CALL TO ORDER – The open meeting was called to order by President, Jeff Hughes, at 7:11 P.M.
- IV. MINUTES REVIEW AND APPROVAL – Nancy asked for approval of the 04/25/2023 minutes, Galea seconded. The minutes were approved unanimously.
- V. BOARD ACTIONS TAKEN BY EMAIL – None
- VI. MANAGERS REPORT – Carrie Bailey - See Manager’s Report.
- VII. UNFINISHED BUSINESS - See attached Manager’s Report.
- VIII. NEW BUSINESS
 - A. Executive Session Summary – No actions
 - B. Lupe Gonzalez will be retiring and will be working 2 days a week through July 3rd.
 - C. Recommend phasing of Access Systems -1st the Utility Building and 2nd the Pool. **Phase 1-** updated proposal from DoorKing is \$28,030. Door replacements will be an additional cost with bids pending. **Phase 2-**Pool would follow as funds allow.
 1. Jeff moved that the Board accept the proposal to go forward with Phase 1 of securing the utility building at a cost of approximately \$35,000. Nancy seconded and the board approved unanimously.
 2. Jeff moved to approve reopening of the Library and restrooms. Nancy seconded. The Board approved unanimously.
 - D. AT&T has provided a bid for voice over IP, but it was slightly higher than our current rate with Ooma. AT&T is researching the cost for all the services they provide to determine if bundled services would reduce other costs justifying a change.
 - E. Electric Car Charging Stations-A support company is going to submit a bid to survey the property and determine the cost to install charging stations. Carrie has talked with a company that installs the stations and pays a small usage portion back to HOA. However, it is inevitable that the HOA will incur a significant cost (to be determined) to run electrical lines to charging station locations.
- IX. OFFICER & COMMITTEE REPORTS
 - A. TREASURER’S/ FINANCE— Jim Eason’s report is attached and was filed for audit.
 - B. BUILDING-Dan Burbine was absent. Carrie reported that there are 3 units under renovation, and they are all in compliance.
 - C. BYLAWS & RULES – Phyllis Wells discussed the Board’s decision—making on setting appropriate time frames for all exterior holiday decorations to be set up and left on display. The Board discussed the resolution. Judy moved that we allow exterior holiday decorations to be displayed a week before the holiday and removed a week after the holiday except for Christmas when exterior decorations can be set up right after Thanksgiving and removed by January 12. Jeff seconded and the Board approved the motion unanimously.
 - D. LANDSCAPE – Jim Eason – reported that we need the labor to complete approved projects. The Spring 2023 Beautification Award was presented to Deborah Robinson at 15934 Stillwood St.

- E. COMMUNICATIONS – Gaela Renee Hall reported that the newsletter will be sent out this week with a survey for all homeowners to fill out and return. Homeowner’s participation is greatly appreciated.
- F. SOCIAL – Martha Burks asked everyone to join her at the pool area for Memorial Day Mimosa Brunch Monday at 11- 1 a first come first served event. July 4th Celebration is in the planning stages. Chunk Your Junk will be held quarterly going forward.
- G. COMMUNITY NETWORKING – Nancy Baker reported on our community, neighborhood, city, and ongoing scams.
- X. MEMBER COMMENTS –
 - A. Malena Marshall submitted a request to use community space for a composting project she would like to spearhead. She asked the Board to review the request and get back to her.
 - B. Rick Wilson asked the Board and Carrie to review the ATT solution with him.
 - C. Elizabeth Santamaria asked about the Chunk Your Junk company and what they do with the collected junk. She suggested a company called Check Sammy that might be worth hiring. Also, Elizabeth asked if we would ever have a traffic light installed at Preston Road to improve ingress & egress? A few years ago, a request to add a light was denied by the Texas Department of Transportation, citing that the light would be too close to the light at Arapaho. A discussion regarding possible solutions followed. Carrie commented that she will research the price on a solar flashing warning sign that could be posted on our property to caution drivers on Preston.
- XI. MEETING ADJOURNMENT - The meeting was adjourned at 8:13 P.M.

The NEXT BOM MEETING will be on JUNE 27, 2023 @ 7:00 P.M.

Judith Lyle, Secretary