

PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.,
MINUTES—BOARD OF MANAGERS MEETING – JUNE 22, 2021
The Clubs of Prestonwood-The Creek & via Zoom

Board Members Present: Nancy Baker, Dan Burbine, Martha Burks, Jim Eason, Pat Gleason, Galea Renee Hall, Jeff Hughes, Judy Lyle, Darrell Traeger.

Present via Zoom: None

Members Absent: None

Operations Manager: Carrie Bailey

Homeowners Present: Ron Janes, Mary Lou and Dan Maher, Susie Brown, Chris Unger, Barbara Wertz

Homeowners via Zoom: None

- I. DETERMINATION OF A QUORUM/MEETING CALLED TO ORDER - A quorum was present-the meeting at was called to order by the President, Jeff Hughes, at 6:35 P.M.
- II. MEMBER COMMENTS –
 - A. Dan Maher asked about the infrequency of the mail delivery in the past few days. Nancy Baker reported that the regular mail man was on vacation causing a disruption in daily deliveries.
 - B. Chris Unger reported that her mailbox does not open. Carrie told her to call office and create a work order, the charge is \$28.50 for labor and a new lock & keys.
- III. MINUTES – Nancy Baker made a correction to the MAY minutes in the Crime Watch report: Item 1...."he was *seen* on the property." The Board approved the corrected minutes unanimously.
- IV. BOARD ACTIONS TAKEN BY EMAIL – none.
- V. MANAGERS REPORT – Carrie Bailey- See Manager's Report.
- VI. UNFINISHED BUSINESS - See attached Manager's Report.
- VII. NEW BUSINESS-
 - A. The Texas 2021 Legislative Session produced numerous laws affecting homeowners' associations. The changes have dramatic impact for single family and townhouse associations, but only a few affect Condos. As a result of the new laws, assistance is needed from RMWBH to draft and revise policies:
 1. Jeff Hughes moved that the Board amend SB 1588 Section 2 & SB 581 - the Religious Display Policy. Darrell Traeger seconded. The Board approved by a show of hands.
 2. Jeff Hughes moved that the Board adopt SB 318 the Open Production Records Policy. Darrell Traeger seconded. The Board approved by a show of hands.
 3. Jeff Hughes moved that the Board adopt SB 6, A Pandemic Policy. Darrell Traeger seconded. The Board approved by a show of hands.
 - B. Jeff Hughes announced that after five years of residency Pat Gleason has just sold his condo and is moving to Fort Worth. Jeff thanked Pat for his many years of service to the community.
- VIII. OFFICER & COMMITTEE REPORTS
 - A. TREASURER'S/ FINANCE— Darrell Traeger's report is attached and was filed for audit.
 - B. BUILDING-Dan Burbine and Darrell Traeger – All previous issues have been resolved. Currently, there are no major issues.
 - C. BYLAWS & RULES – Pat Gleason – reiterating that all pet owners please follow the Pet Rules.

- D. LANDSCAPE – Jim Eason – The bed cleanup of the property continues and will be followed by bed prep and several hardscape installations as well as the implementation of the Committee’s priority list for improvements.
- E. COMMUNICATIONS – Judith Lyle – the Summer Newsletter will be printed and mailed this week.
- F. HOSPITALITY – Martha Burks – reported her delight at the reservations for the July 3rd Event for 100 residents. BYOB (no glass please) sliders, hot dogs, chips, tea (sweetened & unsweetened), water, ice cream machine with many toppings available, and cookies are on the menu. Reservations required; 18 more spots available please contact the office.
- G. CRIME WATCH – Nancy Baker reported the following:
 - 1. Two owners report cars being rummaged through June 21 – 22 at night. Car on Archwood had wallet stolen with credit cards and IDs from glove box. Vehicle on Stillwood had nothing stolen. Even if you have high-tech locks, never leave anything of value in your vehicles.
 - 2. Call 311 to report excessive dog barking which is continuous barking for more than 15 minutes. Neighbors have reported continuous barking by dogs left alone all day/night.
 - 3. FBI, FTC, and BBB warn of unsolicited fake Covid services, via mail, internet and phone offers of medical services, tests, loans etc. Do not respond to any of these scams with any personal, banking, or credit card information. Contact your institution directly through your app, a phone number, or go to the website and login. FBI reports the highest number of scams involving senior citizens is in CA, FL, and TX with one billion dollars lost in US last year.
 - 4. Reminder to shred, tear up, or block out your name and address and any other personal information before throwing any mail in the garbage.

IX. EXECUTIVE SESSION

- X. The MEETING was ADJOURNED at 8:30 P. M.
The next Meeting is JULY 27 @ 6:30 P.M.

Judith Lyle, Secretary