

PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.,

MINUTES—BOARD OF MANAGERS MEETING – JUNE 27, 2023

The Clubs of Prestonwood-The Creek & via Zoom

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

Members Zoom:

Members Absent:

Operations Manager: Carrie Bailey

Community Assistant: Tonie Daly

Owners Present: Marylou and Dan Maher, Susie Brown, Sushma and Anthony Peters, Anthony Peters Jr., Delisa Day, Barbara Wertz, Estella Shaw for Delesia Jackson, Chris Unger, Rick Wilson, Ashley Clarke, Cathleen Gross for Laura & Daniel Stolk.

Owners via ZOOM:

- I. DETERMINATION OF A QUORUM/MEETING CALLED TO ORDER AT 6: 30 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 05/23/2023 minutes, Phyllis seconded. The minutes were approved unanimously by a show of hands.
- V. BOARD ACTIONS TAKEN BY EMAIL – 6/7/2023 May Minutes approved.
- VI. MANAGERS REPORT – Carrie Bailey - See Manager’s Report.
- VII. UNFINISHED BUSINESS - See attached Manager’s Report.
- VIII. NEW BUSINESS
 - A. Executive Session Summary – Discussed information regarding City of Dallas Multi-tenant Registration Policy Requirements Inspection on 6/9/2023.
 - B. AT&T cannot match the price of existing services.
 - C. Ongoing information gathering regarding Electric Car Charging Stations
 - D. Discussion about purchasing a solar flashing yellow light to attach to the “Do not Block Intersection” sign for the South bound traffic at Preston and Country Club Drive.
- IX. OFFICER & COMMITTEE REPORTS
 - A. TREASURER’S/ FINANCE— Jim Eason’s report is attached and was filed for audit.
 - B. BUILDING- Dan Burbine reported that the committee has been very busy with solving issues on one unit.
 - C. BYLAWS & RULES – Phyllis Wells - no report
 - D. LANDSCAPE – Jim Eason – reported the focus with this heat is just keeping everything alive.
 - E. COMMUNICATIONS – Gaela Renee Hall reported 70 responses to the homeowner’s questionnaire which is being reviewed with results forthcoming.
 - F. SOCIAL – Martha Burks reported that the July 3rd party is on go with over 100 tickets sold. This year’s menu offers a food truck with a several choices, music, and ice cream from our own ice cream machine. Chunk Your Junk is scheduled for the weekend of July 28th.
 - G. COMMUNITY NETWORKING – Nancy Baker reported on our community, neighborhood, city, and ongoing scams.
- X. MEMBER COMMENTS
 - A. Susie asked if the music from the Addison Fireworks would be available for us to hear. Martha responded that for the food truck and ice cream social with our own music is before the fireworks so no to the question.
 - B. Don Maher asked if we still had the security person helping with property surveillance. Jeff replied that he had to resign.
 - C. Barbara Wertz discussed her three water damages in five years. Also, she has had a car break-in and her car has been rummaged through multiple times. She spoke with the police about her car and they

recommended motion detector lights. Barbara asked if the other cars recently rummaged through had items stolen. Rick Wilson responded that his camera recorded someone unlocking his car and rummaging through it at 4:45 a.m.; items were stolen that had been left in the car.

- D. Rick Wilson asked about the possibility of adding a traffic light at Preston and Country Club Dr. Discussion followed detailing the multiple attempts to get a light and the last effort being denied because Texas Department of Transportation (TXDOT) controls Preston and the distance from the intersection to the light at Arapaho was too close for a second light to be approved. Rick suggested inviting the City Council Member to attend an Association meeting. Carrie responded that a list of items to discuss should be compiled and that it would be possible. However, it was unlikely that the Council Member will be able to impact the TXDOT decision about a traffic light.

XI. MEETING ADJOURNMENT - The meeting was adjourned at 7:59 P.M.

The NEXT BOM MEETING will be on JULY 25, 2023 @ 7:00 P.M.

Judith Lyle, Secretary