

PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.,
MINUTES—BOARD OF MANAGERS MEETING – JULY 25, 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

Operations Manager: Carrie Bailey

Community Assistant: Tonie Daly

Owners Present: Barbara Wertz, Sushma & Tony Peters, Anthony Peters Jr., Chris Unger, Delisa Day, Ashley Clarke, Davilla Washington, Rick Wilson

Owners via ZOOM: Susie Brown

- I. DETERMINATION OF A QUORUM/MEETING CALLED TO ORDER AT 6:33 P.M.
- II. EXECUTIVE SESSION
- III. CALL TO ORDER – The open meeting was called to order by President, Jeff Hughes, at 7:15 P.M.
- IV. MINUTES REVIEW AND APPROVAL –Nancy asked for approval of the 06/27/2023 minutes, Betty seconded. The minutes were approved unanimously by a show of hands.
- 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. Unit Remodeling Approval Policy and Voice Friend. Discussion of using Voice Friend for regular Helpful Hints regarding not only Renovation Policy, but also filter replacements, fire alarm battery replacement, etc. –anything that would be helpful to the maintenance of our units.
 - B. Ceiling Collapse at 15926 Stillwood – The sheetrock is 55 years old and has dried out over time. Second floor ceilings are the ones that fall due to the weight of the sheetrock and insulation combined with the pressure from heat in the attic causes these failures typically during hot weather. Second floor ceilings need to be checked regularly for indications that the sheetrock is dropping. Catching it before collapse makes it much easier to replace. (Note: Sheetrock is Owner Responsibility)
 - C. Lupe Gonzales retired on 7/4/2023 after serving the community for 26 years. He was gifted with a humidor and a selection of cigars.
 - D. City of Dallas Multi-tenant Registration Inspection was conducted on 7/6/2023. Thanks to Council Member, Jaynie’s staff for their help in navigating the confusing requirements.
 1. The Association achieved a perfect score of 100 by providing the required registrations and documents and because the inspector did not find any deficiencies during an inspection of the exterior of all buildings. This qualifies for us Self-inspection going forward.
 2. The registration brought to light that the city has been providing recycling services at no cost. This is a service only provided to communities with 100 or fewer units. Transition is being made to a private provider and will be a new expense in the budget.
- 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 there are 2 or 3 owners with building issues which are being addressed by the Office, Building committee, and Board.

- C. BYLAWS & RULES – Phyllis Wells – there are several vehicles without inspection stickers which will be tagged and there is a decoration code with dates to put up and take down display items pending legal rule filing.
- D. LANDSCAPE – Jim Eason – reported that we are just trying to keep it all alive in this heat.
- E. COMMUNICATIONS – Gaela Renee Hall reported that she has worked on compiling all the Homeowners’ Questionnaire responses which will be presented soon and included in the next newsletter, to be published in August.
- F. SOCIAL – Martha Burks
 - 1. The July 3rd event was attended by 93, 103 tickets were sold. The total cost was \$3,641, offset by the ticket sales revenue, the party cost \$32.16 per person attending. Thank you to Jim, Rick, and Estella for all day help and Poly and Maurilio for the setting up of chairs and tables, and other folks including the Peters family for the take down.
 - 2. This weekend is Chunk Your Junk, July 28-30 followed by “Sundae Sunday” from 6:30 – 8:00 at the pool. Ice cream sundaes will be served on a first come, first serve basis.
- G. COMMUNITY NETWORKING – Nancy Baker reported on our community, neighborhood, city, and ongoing scams.
- X. MEMBER COMMENTS –
 - A. Rick Wilson thanked Carrie for the new light on Copperwood. He also commented that the kids at the July 3rd party were so wonderful and awesome.
 - B. Delisa Day stated that the pool looked fabulous going into the summer season and that she was really pleased to see the sprinklers working on the west end of Copperwood.
 - C. Barbara Wertz commented that she felt that the members of the Country Club would be willing to help pay for traffic signs at the entrance at Preston Road. Carrie encouraged Barbara to take donations from members. But, since the Club just spent \$20,000 on a new enclosure for our shared trash and recycling containers without asking us to share the cost, it would not be right to ask them to share the \$900 cost for adding a yellow solar flashing light to the Do Not Block Intersection sign on south bound Preston.
 - D. Ashley Clarke asked about the renovation policy. Carrie commented that the Application, which is in the policy document, needs to be submitted to the office for Building Committee review prior to work being started. The best thing is to call and talk to Carrie about any changes you want to make including appliances, any plumbing upgrades, all electrical, flooring, walls, baseboards – basically everything – to learn what needs to be reviewed in advance with the contractor to prevent costly mistakes.
- XI. MEETING ADJOURNMENT - The meeting was adjourned at 8:37 P.M.

The NEXT BOM MEETING will be on AUGUST 22, 2023 @ 7:00 P.M.

Judith Lyle, Secretary