

PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.,  
MINUTES—BOARD OF MANAGERS MEETING – AUGUST 23, 2022  
The Clubs of Prestonwood-The Creek & via Zoom

Board Members Present: Jacy Allen, Nancy Baker, Martha Burks, Jim Eason, Jeff Hughes, Judy Lyle, Betty Walley

Present via Zoom: Gaela Renee Hall

Members Absent: Dan Burbine

Operations Manager: Carrie Bailey

Community Assistant: Tonie Daly

Owners Present: Barbara Wertz, MaryLou and Dan Maher, Delisa Day, Rick Wilson, Chris Unger, Estella Shaw for D Jackson, Susie Brown

Owners via ZOOM: Deby Warner, Sandra Karam, Joseph Colley

- I. DETERMINATION OF A QUORUM/MEETING CALLED TO ORDER
  - A. A quorum was present; the meeting was called to order by the President, Jeff Hughes, at 6:33 P.M.
  - B. Prior to commencing the Member Comment period, Jeff reviewed for Owners the statutory requirement for holding Board Meetings: 1) only one meeting each year—the Annual Owners Meeting & Election—is required per section 82.108 of the Texas Property Code; 2) one meeting each Quarter, per our own Bylaws. PWCCCA’s practice of holding Monthly Board Meetings far exceeds these requirements.
- II. MEMBER COMMENTS - Delisa Day asked if there was a way to remove the dead tree on the west end of Copperwood? Carrie responded that that tree along with 2 other redbuds are on the schedule for removal and replacement weather and vendor schedule permitting.
- III. MINUTES REVIEW AND APPROVAL- see below
- IV. BOARD ACTIONS TAKEN BY EMAIL
  - A. July 26, 2022, BOM Minutes were approved via email on 08/15/2022.
  - B. On July 29<sup>th</sup> the Board voted to reverse the 7/26/2022 board decision to cancel the September meeting and to re-schedule the meeting for 9/20/2022, a Tuesday night when the club will be available.
- V. MANAGERS REPORT – Carrie Bailey - See Manager’s Report.
- VI. UNFINISHED BUSINESS - See attached Manager’s Report.
- VII. NEW BUSINESS – Insurance renewal date is 9/21/2022. The new policies will be reviewed via email and approved by the Board as soon as they are available.
- VIII. OFFICER & COMMITTEE REPORTS
  - A. TREASURER’S/ FINANCE— Betty Walley’s report is attached and was filed for audit.
  - B. BUILDING-Dan Burbine. Carrie reported that **any remodeling project involving plumbing or electrical removal or installation REQUIRES RENOVATION POLICY COMPLIANCE. BEFORE STARTING WORK, OWNERS MUST SUBMIT THE PLAN AND SCHEDULE A PRE-CONSTRUCTION MEETING. This is to PROTECT OWNERS FROM COSTLY MISTAKES.**
  - C. BYLAWS & RULES – Jacy Allen reminded everyone to , 1) park in their proper parking spaces or condo parking, and that the visitor parking is for visitors; 2) make sure that

dogs are always on a leash and under owner control when outside of the condo; 3) please refrain from excessive pool noise.

- D. LANDSCAPE – Jim Eason reported Janice Moore received the Beautification Award for Summer 2022.
  - E. COMMUNICATIONS – Gaela Renee Hall. No report.
  - F. SOCIAL – Martha Burks reported that Chunk Your Junk is coming up in October, the date to be announced. Martha thanked homeowners for coming to the meeting and supporting the board.
  - G. COMMUNITY NETWORKING – Nancy Baker reported on the news of the community and surrounding neighborhoods. No action taken.
- IX. General Meeting adjourned at 6:59 P.M.
  - X. EXECUTIVE SESSION
  - XI. The MEETING was ADJOURNED at 7:20 P.M.

The next regular BOM Meeting will be on SEPTEMBER 20, 2022 @ 6:30 P.M.

Judith Lyle, Secretary