

PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.,
MINUTES—BOARD OF MANAGERS MEETING – SEPTEMBER 26, 2023
The Clubs of Prestonwood-The Creek & via Zoom

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

Operations Manager: Carrie Bailey

Community Assistant: Tonie Daly

Board Members Absent: Martha Burks

Owners Present: Susie Brown, Patrick Esser, Barbara Wertz, Chris Unger, Delisa Day, Estella Shaw for D Jackson, Malena Marshall, Patsy Phelan, Nancy Hopper, Ashley Farley, Scott Weston, Joseph Renaldi, Cathleen Gross for Laura Stolk, Marilyn & David Campbell, Carlos & Abraham Mehlin, Johnna & Bryan Gray, Analicia Haas, Shawn Hall, Sandra Karam, Rojin Abdolmalaki, Sylvia Jarrin.

Owners via ZOOM: Olivia Weinberg, Rick Wilson, Joseph Colley, Ron Janes, Carol Tobias, Liliana Robledo/Sanchez, Samantha Murray

DETERMINATION OF A QUORUM/MEETING CALLED TO ORDER AT 6:34 P.M.

- I. EXECUTIVE SESSION
- II. CALL TO ORDER – The open meeting was called to order by President, Jeff Hughes, at 7: 01 P.M.
- III. TOWN HALL MEETING - Rod Medlin of Scarbrough-Medlin Associates, Inc. presented information regarding the property insurance raise and the marketplace. Topics included: Texas and national losses, age of PWCCA property, risks of property self-insurance, insurance company compensations, loss assessment coverage.
- IV. MINUTES REVIEW AND APPROVAL –Nancy asked for formal approval of the 08/22/2023 minutes, Jim seconded. The minutes were approved unanimously by a show of hands.
- V. BOARD ACTIONS TAKEN BY EMAIL – Minutes of the 08/22/2023 were approved on 08/25/2023.
- 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 report
 - B. 2024 Budget - Draft was sent to all Board Members on 9/21/2023 for review prior to the meeting. It includes a 7.5 cent per square foot, per month, increase to cover the \$225,555 increase in the Property Insurance Premium. Betty Walley moved to approve the Draft Budget, seconded by Nancy Baker, approved by Jeff Hughes, Jim Eason, Dan Burbine, Judith Lyle and Phyllis Wells. Gaela Renee Hall abstained.
- IX. OFFICER & COMMITTEE REPORTS-
 - A. TREASURER’S/ FINANCE— Jim Eason’s report is attached and was filed for audit.
 - B. BUILDING- No report.
 - C. BYLAWS & RULES – Phyllis Wells – 2ND floor balcony owners, please check the rules, clean up your areas or risk being fined.
 - D. LANDSCAPE – Jim Eason – Just keeping everything alive with the extenuating high heat.
 - E. COMMUNICATIONS – Gaela Renee Hall – reported that the conclusion of the member survey will be available along with the newsletter in October.
 - F. SOCIAL – Martha Burks – No report.
 - G. COMMUNITY NETWORKING – Nancy Baker reported on our community, neighborhood, city.
- X. MEMBER COMMENTS –
 - A. Ashley Farley stated that they have a new fence and wondered if it will be stained? Carrie responded that, going forward, new fences will be stained as well as sealed.
 - B. Scott Weston asked if Electric Vehicle Charging stations are going to be added. Carrie responded - we are monitoring the cost & trends. Since only one resident drives an EV, at this time they are unnecessary & too expensive due to the upfront cost to provide electricity to the site of the stations.
 - C. Estella Shaw asked about the date for Chunk Your Junk. It is the weekend of October 28th.

D. Cathleen Gross asked if there was a document that lists Condo Owners' responsibilities. Jeff referred her to the Responsibility Chart which appears in the Rules Document found on our website under Governing Documents.

E. Rojin Abdolmalaki commented that the power washing of the upper balconies created a very messy balcony downstairs. Carrie responded that the power washing last week resulted in a lot of paint flakes from the railings. Call the office and the maintenance crew will clean up.

F. Scott Weston asked if cuts were made in the 2024 Budget for improvements/reserve expenses due to the increase in insurance. Carrie stated that the improvements/reserves budget is higher than 2023. The increased insurance cost will be paid by the increase in assessments.

XI. MEETING ADJOURNMENT - The meeting was adjourned at 9:02 P.M.

A letter to owners explaining the insurance increase, a budget review and the Approved 2024 Budget will be attached to these minutes and posted on the website.

The NEXT BOM MEETING will be on OCTOBER 24, 2023 @ 7:00 P.M.

Judith Lyle, Secretary