

PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.,
MINUTES—BOARD OF MANAGERS MEETING – SEPTEMBER 28, 2021
The Clubs of Prestonwood-The Creek & via Zoom

Board Members Present: Jacy Allen, Nancy Baker, Dan Burbine, Jim Eason, Gaela Renee Hall, Jeff Hughes, Darrell Traeger.

Present via Zoom: None

Members Absent: Martha Burks, Judy Lyle

Operations Manager: Carrie Bailey

Sargent-At-Arms: Ron Janes

Owners Present: Tammie Davella Washington, Cynthia Carger, Chris Unger, Aruna Sangram

Owners via Zoom: Susie Brown, Viktor Kuzvetcov, Deby Warner, Joseph Colley, Gina Jampour

- I. DETERMINATION OF A QUORUM/MEETING CALLED TO ORDER - A quorum was present; the meeting was called to order by the President, Jeff Hughes, at 6:35 P.M.
- II. MEMBER COMMENTS
 - A. Tammie Davilla Washington asked if the organic rodent deterrent used by her patio could be sprayed all along the south side of Country Club Dr. The product washes away when it rains, so it would not work as a practical deterrent for such a large area.
 - B. Cynthia Carger commented that residents are parking in Visitor spaces and sometimes taking up two spots along the south end of Stillwood. Please call or email the Office to report specific parking violations.
- III. MINUTES REVIEW AND APPROVAL- August 24th Minutes were approved via email on 9/16/2021.
- IV. BOARD ACTIONS TAKEN BY EMAIL
 - A. The August 24th BOM Meeting Minutes were approved via email on 9/16/2021.
 - B. Insurance renewal was approved by the Board on 9/16/2021. The premiums increased from 2020 by 1.4%, \$4,228 totaling \$303,455 for Property, Equipment Breakdown, Wind Hail Deductible Buy Down to \$100,000, General Liability, Umbrella, Directors & Officers and Crime Coverage premiums. The Board approved a smaller loan amount, \$120,000, than the 2020 loan amount, \$150,000, because funds are available and doing so will reduce interest expenses. The loan will be with North Dallas Bank & Trust, secured by a CD in that amount and will have a net interest rate of 2%. Payments of \$11,111.90 will begin on 10/15/2021 and end on 8/15/2022.
 - C. On 9/23/2021 the Board approved the following Policies, Resolution and Rules Amendment which will be executed, recorded and then copies will be mailed to each owner with the actions becoming official thirty days from the mailing date:
 - i. Texas 87th Legislative Session Actions:
 1. **Documents Retention Policy** - Motion to approve made by Jim Eason, second by Gaela Renee Hall, approved unanimously.
 2. **Open Records Policy** - Motion to approve made by Jacy Allen, second by Jim Eason, approved unanimously.
 3. **SB6 Resolution 2021** – (Amenity Use Guidance Pursuant to Chapter 148, Texas Civil Practice & Remedies Code) - Motion to approve made by Nancy Baker, second by Darrell Traeger, approved unanimously.

- ii. **Amendment to Rules – Dangerous Dogs** - Motion to approve made by Nancy Baker, second by Jacy Allen, approved unanimously.

- V. MANAGERS REPORT – Carrie Bailey - See Manager’s Report.
- VI. UNFINISHED BUSINESS - See attached Manager’s Report.
- VII. NEW BUSINESS – 2022 Budget Review and Approval – The budget maintains the current assessment rate of 41.5 cents per square foot, per month. While the HVAC Loan will be paid off this month, the reserve study, which is being prepared, will be identifying structural issues regarding balconies that will need to be addressed. In addition, parking lot repairs/improvements and painting are being planned which will be a significant expense. Another goal is to have enough cash to pay the annual insurance premiums in full rather than financing a portion over 11 months as has been done in the past. This would save the interest expense and, since this is an annual expense, paying it in full is prudent.

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 – Reviewed one owner application to remodel and are monitoring the corrections needed to a shower that is leaking in the condo below.
- C. BYLAWS & RULES –Jacy Allen – Please curb your dog and if you have an extra dog waste bag, save it for later or put it back at one of the pet stations.
- D. LANDSCAPE – Jim Eason – Improvements to the islands/end caps on Copperwood are in process. Next, liriope will be planted along the edges of beds on Stillwood, west Copperwood and Club Crest.
- E. COMMUNICATIONS – Gaela Renee Hall -The next newsletter is planned to be sent 10/8/2021.
- F. HOSPITALITY – Martha Burks – Chunk Your Junk weekend will be October 23 & 24. There will not be a social event due to Covid restrictions.
- G. COMMUNITY NETWORKING – Nancy Baker reported that there is a new owner in 5837 Copperwood and one in 15927 Stillwood. Please welcome new neighbors to the community.

General Meeting adjourned at 7:25 p.m.

- IX. EXECUTIVE SESSION
- X. The MEETING was ADJOURNED at 8:12 p.m.

The next Meeting will be on OCTOBER 26TH @ 6:30 p.m.

Carrie Bailey for Judith Lyle, Secretary