

PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.
MINUTES—BOARD OF MANAGERS MEETING – SEPTEMBER 22, 2020

Board Members Present: Nancy Baker, Pat Barnett, Joe Dobbs, Jeff Hughes, Judith Lyle, Darrell Traeger.

Present via Zoom: Dan Burbine, Pat Gleason

Members Absent: Martha Burks

Operations Manager: Carrie Bailey

- I. Homeowners Present: Barbara Wertz, Jim Eason, Gordon Jago, Louise Chester
Via ZOOM: Susie Brown, Becky Erickson
- II. MEETING CALLED TO ORDER - A quorum was present – the meeting at Prestonwood Country Club and on Zoom was called to order by the president, Darrell Traeger, at 6:45 P.M.
- III. MINUTES – The Minutes of the AUGUST meeting were previously approved.
- IV. BOARD ACTIONS TAKEN BY EMAIL –
 - A. The Minutes of the AUGUST meeting were approved on September 1.
 - B. The Property, General Liability, Crime, Machinery, Auto and Umbrella Insurance Renewal for 2020/21 was approved on September 18. Landmark American, the current property carrier offered the best rate. They gave a 5% discount because of the electrical remediation which kept the renewal at the same rate as last year. Total cost for all policy premiums is \$2,050.75 more than last year, the total cost is \$220,447.51.
- V. MANAGERS REPORT – Carrie Bailey- See attached Mangers Report. Carrie reported the completion of the Electrical Remediation Project.
- VI. TREASURER’S REPORT— Jeff Hughes’ report is attached to the minutes and was filed for audit. Jeff reviewed the 2021 budget noting that the assessments would remain the same, 41.5 cents per square foot per month, for 2021. The budget includes increasing the monthly payments to the HVAC Loan from \$16,000 per month to \$23,000 beginning 1/1/2021 in order to pay off the loan early, in 2021. Jeff moved to accept the 2021 budget as presented; Joe Dobbs seconded. The motion passed unanimously.
- VII. COMMITTEE REPORTS:
 - A. FINANCE COMMITTEE- Jeff Hughes, see attached reports.
 - B. BUILDING COMMITTEE-Dan Burbine and Darrell Traeger no new action.
 - C. LANDSCAPE COMMITTEE – Dan Burbine reported that Landscaping Committee would resume in October.
 - D. RULES COMMITTEE – Pat Gleason
 - E. COMMUNICATIONS – Judith Lyle stated that the Fall newsletter would be completed by October 1. Board please send your information by Thursday.
 - F. HOSPITALITY COMMITTEE – Martha Burks reported that the “Chunk Your Junk” weekend is October 16-18. Time again to clean off your “limited common element” patios! Reminder - they are not storage units.
 - G. CRIME WATCH – Nancy Baker reported the following: 1) The city has been notified that the NO U TURN sign at our entrance needs to be replaced 2) Crime, murder rate continues to grow in Dallas. 3) Dallas police adding cameras on east side of 75 4) Nextdoor App turning into Facebook type format 5) our property has reported no incidences.
- VIII. UNFINISHED BUSINESS - The Board had requested the law firm, RMWBH, to determine if the Notice of Violation requirement could be waived for violations that are “incurable”. RMWBH reported that Texas State laws require that a notice be sent before a fine can be assessed for any violation.
- IX. NEW BUSINESS -See Manager’s Report
- X. Susie Rule: Susie Brown to Nancy: Cars are being rummaged through in the past couple of months. Board can not take preventative measures i.e., cameras. Perhaps the police would put up cameras for us. Nancy encouraged the owner to call the police and to make a report. Owners responsibility to lock their cars.
- XI. EXECUTIVE SESSION
- XII. The MEETING was ADJOURNED at 7:35 P.M. Next Board Meeting is scheduled for OCTOBER 27, 2020.

Judith Lyle, Secretary