

PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.  
MINUTES—BOARD OF MANAGERS MEETING—September 26, 2017

Board Members Present: Dan Burbine, David Campbell, Joe Dobbs, Joy Duran, Pat Barnett, Jo Leeper, Judy Lyle, Darrell Traeger, Nancy Baker. Absent: None

Operations Manager: Carrie Bailey

Homeowners Present: Susie Brown, Marilyn Campbell, Ginger Story Hagood, Audrey Duke, Lana Ritchie

I. OPEN FORUM

A. Homeowner indicated dog waste is not being cleaned up by some dog owners. If you see dog owners not picking up after their pet, please contact the PWCCCA Manager, Carrie Bailey. Homeowner suggested that dog waste stations be placed in each alley. Ms. Lyle indicated a pet reminder will be placed in the next Community Newsletter 2017 stating all pets must be leashed at all times and waste must be picked up by the dog owners.

II. MEETING CALLED TO ORDER - A quorum was present. The meeting was called to order by the president, Darrell Traeger, at 6:30PM.

III. MINUTES – The minutes of the August 22, 2017 Board of Managers Meeting were distributed. Joe Dobbs moved that we accept the minutes as presented. Nancy Baker seconded, and the motion was approved by all board members. There was an email approval of Insurance Renewal for 2017/2018 – The total of premiums went down from \$107,320.83 to \$103,640.96. This is \$3,679.87 less than last year for the same coverage and deductibles.

IV. MANAGERS REPORT – Carrie Bailey: See attached Managers Report. (1) Ms. Bailey indicated the 2016 Audit was completed. “In my opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Prestonwood Country Club Condominium Association, Inc. as of December 31, 2016, and the results of its operations and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.” (2) Ms. Bailey discussed at length the planned Chiller Replacement Project for 2018. She will also provide information to all homeowners in an article in the 2017 Fall PWCCCA Community Newsletter. Four different vendors, Zoom, Daikin, Entech, and Johnson Controls submitted proposals. Estimated cost of the Chiller Replacement Project 2018 will be \$600,000. There is an estimated completion of early 2018. Financing options explored with our banks and outside lenders. A survey will be sent to homeowners with the Community Newsletter requesting which choice preferred – Special Assessment Fee or Financing over a 5-year loan. (3) PWCCA is in full compliance with the FHAA requirements-renewal packet submitted. (4) Painting of addresses on curbs continue. (5) 49 HOA payments made on line an increase from last month. (6) There are currently 65 units leased which is one down from last month. In 01/2018, the policy decreases the cap to 65. (7) Two sales in September 2017 and 18 year- to- date.

V. TREASURER’S REPORT— Joe Dobbs. Report is attached to the minutes. The Treasurers’ Report was filed for audit

VI. COMMITTEE REPORTS:

A. FINANCE COMMITTEE- Joe Dobbs: See attached reports. Mr. Dobbs made a motion that the proposal submitted by Daikin Applied to replace the chillers, controller and switch gear and to relocate the motor control center be approved. The total cost will be \$559,971. Motion approved by all the PWCCA Board Members. Mr. Dobbs made a second motion that the HVAC capital improvements be done by Daikin Applied be financed with a 5-year loan secured by Certificates of Deposit and future assessments. Motion was tabled until results of the owner survey are available.

B. BUILDING COMMITTEE- Darrell Traeger. The Consumer Protection Compliant was unable to assist with the abandoned condominium unit. It appears they are more an information/referral agency. Currently, PWCCC is maintaining the condo and back fees are owed of approximately \$15,000+. The bank was unable to discuss unit with PWCCCA management due to privacy laws as PWCCA is not the

mortgagor. Additional options will be explored by PWCCCA management with our attorney. (1) No litter reported around pool. No smoking. Parking permits not always being utilized by homeowners. (2) Vehicles such as old trucks, trailers, discussed.

C. LANDSCAPE COMMITTEE – David Campbell: No report.

D. ENERGY COMMITTEE-No Report.

E. RULES COMMITTEE- Judy Lyle: No serious violations. Rules will be addressed in the PWCCCA Community Newsletter.

F. COMMUNICATIONS – Judith Lyle: (1) Ms. Lyle reported the PWCCCA Community Newsletter will be mailed the last week of September 2017. A survey will be included providing the two options for financing the Chiller Replacement Project 2018.

G. HOSPITALITY COMMITTEE – Jo Leeper: Ms. Leeper reported a HOA Community Event, “Chunk Your Junk and Dine on Pizza.” day planned for Friday October 27@10AM – Sunday 29 @5PM. This gives homeowners an opportunity to “clean out” unwanted household items. No paint or chemicals will be accepted. The Halloween Pizza Party is scheduled for Sunday 29, 2017 from 5-8PM at the Community Pool. Halloween costumes are optional and a fee of \$10 per person. Will need to make reservations to pay fee at the PWCCCA office. Request for shredder services will be considered for another time.

H. CRIME WATCH – Nancy Baker: Ms. Baker reported some homeowners have received fraudulent plumbing bills which are to be ignored. (2) Reports of counterfeit car decals and tags on cars. Homeowners were asked to be observant and report if necessary. (3) Possible scams on Amazon, Facebook, and local charities were addressed in depth by Ms. Baker. (4) Reports of increase theft of electronics in automobiles.

VII. UNFINISHED BUSINESS – See managers’ report attached.

VIII. NEW BUSINESS: None

IX. EXECUTIVE SESSION: No report

X. The MEETING was ADJOURNED at 7:50PM.

Next Board Meeting is scheduled for Tuesday, October 24, 2017@6:30PM.

Joy Duran, Secretary