

PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.,
APPROVED MINUTES—BOARD OF MANAGERS MEETING –January 28, 2025
The Clubs of Prestonwood-The Creek

Board Members: Jeff Hughes, Barbara Wertz, Betty Walley, Jim Eason, Nancy Baker, Phyllis Wells, Marty Park

Absent Board Members: Dan Burbine,

Operations Manager: Carrie Bailey; Office Manager: Tonie Daly

Owners: Susie Brown, Shawn Hall, Pat Esser, Malena Marshall, Rick Wilson, Liz Santa Maria, Dan & Marilyn Campbell, Delisa Day, Martha Burks, Dan & Marylou Maher, Nancy Hopper

DETERMINATION OF A QUORUM There is a Quorum

I. EXECUTIVE SESSION – 6:30 PM

II. CALL TO ORDER – The meeting was called to order by President, Jeff Hughes, at 7:30 p.m.

III. MINUTES REVIEW AND APPROVAL Motion to approve: Nancy Baker, 2nd by Phyllis Wells-All Approved

IV. BOARD ACTIONS TAKEN BY EMAIL – None

V. EXECUTIVE SESSION SUMMARY/VOTING – Carrie Bailey reviewed legal recommendations made by attorney, Leland De La Garza with Haller Perrin regarding the defective GAF mansard roofing. Nancy Baker made a motion: Hire Leland De La Garza, Haller Perrin to send a demand letter and, if needed, follow with filing a lawsuit against GAF for the defective mansard roofing. Jim Eason 2nd– unanimous approval.

VI. MANAGERS REPORT – Carrie Bailey - Manager's Report attached.

VII. UNFINISHED BUSINESS – See Manager's Attached Report.

VIII. NEW BUSINESS

IX. OFFICER & COMMITTEE REPORTS

A. TREASURER'S/ FINANCE-Jim Eason- Provided our current financial information.

B. BUILDING- Chair: Marty Park – Keeping track of renovations going on now and completed. The committee is meeting next Monday to discuss the Attic Insulation Project.

C. BYLAWS & RULES –Phyllis Wells – Discussed issues with dog poop pick up & cars lacking proper registration. Please let Phyllis know if you see something, say something. Take a picture if you can.

D. LANDSCAPE –Barbara Wertz – Committee met this afternoon. Discussed that Kscapes is doing a good job- very few complaints. The 2025 budget is \$5,000. Several of the perennials did well through last season; we are monitoring to see what comes back and will plant more of those.

E. COMMUNICATIONS – Carrie Bailey reported website portal issues have been corrected. Chunk your Junk is this weekend. The next Book Club Meeting is 3/5/2025 from 6 to 7:30. Thank you Pat Esser! Everybody is invited.

F. SOCIAL-See above.

G. COMMUNITY NETWORKING – Nancy Baker reported on our community, neighborhood, and city.

H. NOMINIATIONS-Betty Walley, chair, Judy Lyle and Susie Brown. Betty reported that there are 5 nominees for the 3 Board openings. Thank you for being willing to serve your community. If you are not elected, please join a committee.

X. MEMBER COMMENTS:

A. Malena Marshall– suggest everyone take a look at our books to see how generous a shareholder we are.

B. Rick Wilson – likes the idea of the insulation – have we talked about the risk of taking the load off the ceiling and adding new weight? If there is a failure, (if the sheetrock falls) will that be on the homeowners? Marty says what they will blow in is not as heavy as

the existing. Rick asked if the process of removal and blowing in new will cause a bigger problem. Marty's opinion is that it won't cause damage. Carrie pointed out that ceilings dropping is due to age because the sheetrock has dried out and is an issue many owners have experienced. This issue will be considered during the committee meeting and in negotiations with the vendor.

C. Malena Marshall said that AT&T could not do the work needed in the attic because the beams were rotted. A second team is being sent to inspect. **NOTE: The Staff inspected the attic and found all to be in good condition – there were no rotten beams.**

D. Liz Santamaria – grateful to board and management team for keeping the property beautiful. It is iconic and a landmark. Beautiful. Thank you for putting up the flashing light at the entrance, it has helped the traffic. Asked about acid wash for chillers - how often to be done? It is only done when there is a significant mineral deposit build-up. This is a result of the minerals in the water.

E. Pat Esser – When he moved in, he felt a breeze so he caulked the windows and doors which solved the problem. He also adjusted the vents which improved comfort.

F. Susie Brown – compliment Patrick and Carrie for starting the book club. Pat is doing an amazing job, Thanks to Carrie for turning the space into a great meeting place.

XII. MEETING ADJOURNMENT – 8:31 PM.

The next BOM Meeting will be on March 25, 2025, at 7:00 P.M.

Tonie Daly, Office Manager for Phyllis Wells, Secretary