

PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.
MINUTES—BOARD OF MANAGERS MEETING- OCTOBER 22, 2019

Board Members Present: Nancy Baker, Pat Barnett, Martha Burks, David Campbell, Joe Dobbs, Pat Gleason, Judy Lyle, Darrell Traeger

Members Absent: Dan Burbine

Operations Manager: Carrie Bailey

Homeowners Present: Sushma and Anthony Peters, Susie Brown, Mary Lou and Dan Maher, Sherry Thompson, Jo Leeper, Delisa Day, Barbara Wertz, Chris Unger, Deby Warner, Juliet Lesprit and Don Cicotte, Estella Shaw for Delesia Jackson, Denorah and William Ward, Maria Estela Gonzalez, Peggy Sagers, Maritza Rodriguez, Pat Bennett for Erin Van Gieson & David Cohen, Michael McCauley.

- I. OPEN FORUM –
 - A. Anthony Peters recommended power washing the back-alley ways, patios, and stairs
 - B. Estella Shaw recommended checking for mold on the patio she shares
 - C. Dan Maher asked about shrubs that have been treated and are not doing well. Carrie will follow up.
 - D. There were several questions and concerns regarding the upcoming electrical remediation and the increased assessment coming in January. Carrie stated that her manager's report would cover those items.
- II. MEETING CALLED TO ORDER - A quorum was present - president, Darrell Traeger at 6:38 P.M.
- III. MINUTES – The Minutes of the SEPTEMBER 24 minutes were approved via email
- IV. BOARD ACTIONS TAKEN BY EMAIL
 - A. On 9/30/2019 the Board approved the Minutes from the September 24, 2019 meeting.
 - B. On 10/18/2019 the Board approved financing the insurance premiums balance of \$214,000 with North Dallas Bank for 11 months at 5% interest. This is in lieu of the financing offered by AFS IBEX which would have required an additional down payment of \$48,932 and would have been at 6.95% interest.
- V. MANAGERS REPORT – Carrie Bailey- See attached Managers Report - Carrie reported comparisons of 2019 assessment rates for communities of the same age and with similar facilities - the average rate for those that do not include utilities was 45.2 cents per square foot; PWCCCA's 35.5 cents. Communities that included utilities in the assessments averaged 50.2 cent per square foot; PWCCCA's average including utilities has been 46.5 cents.

President Darrell Traeger had to repeatedly call for Order due to interruptions from an owner and an owner's representative.

- VI. TREASURER'S REPORT— Joe Dobbs-Report is attached to the minutes and was filed for audit.
- VII. COMMITTEE REPORTS:
 - A. FINANCE COMMITTEE- Joe Dobbs: See attached reports.
 - B. BUILDING COMMITTEE- Dan Burbine. Darrell Traeger had no report.
 - C. LANDSCAPE COMMITTEE – David Campbell no report.
 - D. RULES COMMITTEE – Pat Gleason no report.
 - E. COMMUNICATIONS – Judith Lyle reported on newsletter and security ring installations.

- F. HOSPITALITY COMMITTEE – Martha Burks discussed the recent and upcoming social events. Please check the website for details on each event. Chunk the Junk will be October 25-27 with a party at the Country Club Oasis on Sunday 10/27 from 5 to 7 costing \$10.00/person.
 - G. CRIME WATCH – Nancy Baker reported in our surrounding area and not specifically in our community that there are men posing as ADT security guards wearing fake uniforms who are trying to access homes. The police are aware of this scam. Porch thieves are at it again. Plants have been reported stolen off porches. Beware of the coyotes with your small pets. Do not open your door to anyone you do not know.
- VIII. UNFINISHED BUSINESS
- IX. NEW BUSINESS – Affect of aluminum wiring on property insurance availability and premiums - The surveys sent with the Fall Newsletter are being collected. When all are collected, the Board will review the cost and determine a course of action to bring the property into compliance with the current City of Dallas Building Code.
 - X. EXECUTIVE SESSION: A motion was made and approved to advise the offending owners of meeting protocol violations and restrict meeting access to those acting as proxy that do not follow protocol.
 - XI. The MEETING was ADJOURNED at 7:40 P.M. Next Board Meeting is scheduled for DECEMBER 3, 2019.

Judith Lyle, Secretary