

PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.,
MINUTES—BOARD OF MANAGERS MEETING – OCTOBER 24, 2023 - Draft
The Clubs of Prestonwood-The Creek & via Zoom

Board Members Present: Nancy Baker, Dan Burbine, Martha Burks, Jim Eason, Gaela Renee Hall, Jeff Hughes, Judy Lyle, Betty Walley, Phyllis Wells

Operations Manager: Carrie Bailey

Community Assistant: Tonie Daly

Owners Present: Susie Brown, Ashley Clarke & friend, Barbara Wertz, Chris Unger, Delisa Day, Malena Marshall, Sushma & Anthony, Anthony Peters Jr., Ina Linder/ Jeff Howard (tenant), Cathy Gross for Laura Stolk , Rick Wilson,

Owners via ZOOM: Marianne (Kimberly Montgomery's mother)

- I. DETERMINATION OF A QUORUM/MEETING CALLED TO ORDER AT 6: 30 P.M.
- II. EXECUTIVE SESSION
- III. CALL TO ORDER – The open meeting was called to order by President, Jeff Hughes, at 7: 19 P.M.
- IV. MINUTES REVIEW AND APPROVAL –Nancy asked for formal approval of the 09/26/2023 minutes; Phyllis seconded. The minutes were approved by the board unanimously by a show of hands.
- V. BOARD ACTIONS TAKEN BY EMAIL – Minutes of the 09/26/2023 were approved on 10/19/2023.
- VI. MANAGERS REPORT – Carrie Bailey - See Manager's Report.
- VII. UNFINISHED BUSINESS - See attached Manager's Report.
- VIII. NEW BUSINESS
 - A. Vote to approve the Insurance Premium Loan of \$614,720.50 with North Dallas bank and Trust. The term is 11 months, and the blended rate is 8% (partially secured by CD of \$344,893.64). Phyllis moved to approve the loan, Nancy seconded, all members, by a show of hands, approved. The motion passed.
 - B. Vote to repurpose the West end for Oversized Vehicles Area. The board agreed that more discussion is needed. The motion was tabled.
 - C. Owner Questionnaire & 11/5 Committee Organizational Meeting Overview by Gaela Renee Hall and Susie Brown.
- IX. OFFICER & COMMITTEE REPORTS-
 - A. TREASURER'S/ FINANCE— Jim Eason's report is attached and was filed for audit.
 - B. BUILDING- Dan Burbine - no report.
 - C. BYLAWS & RULES – Phyllis Wells – Please clean up the balconies and decks. We want the property to look as well as it can. Be part of the solution.
 - D. LANDSCAPE – Jim Eason – No new plans and everything is now well watered.
 - E. COMMUNICATIONS – Gaela Renee Hall – Committee Overview was presented under New Business.
 - F. SOCIAL – Martha Burks – welcomed everyone and reported on Chunk the Junk Weekend starts this Friday through Sunday. Containers will be set on west side of Club Crest.
 - G. COMMUNITY NETWORKING – Nancy Baker reported on our community, neighborhood, city.
- X. MEMBER COMMENTS
 - A. Delisa Day was so excited to see the flashing yellow light at our intersection and the larger cones at the entry of Preston Driveway homes.
 - B. Barbara Wertz asked if the Dog problem was corrected. Carrie responded.
 - C. Marianne (Kimberly Montgomery's mother) asked if there could there be a leasing policy restricting leasing to sex offenders. Carrie responded that Marianne had asked the question the week before, therefore, we have submitted the issue to our attorneys with RMWBH to review and advise.
 - D. Cathy Gross said for those concerned to check the sex offenders list.
 - E. Ina Linder asked if the metal fence on Preston can be lowered for better traffic view. The Board will review this request.
- XI. MEETING ADJOURNMENT - The meeting was adjourned at 8:18 P.M.

The NEXT BOM MEETING will be on DECEMBER 5, 2023 @ 7:00 P.M.

Judith Lyle, Secretary