

PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.
MINUTES—BOARD OF MANAGERS MEETING – OCTOBER 27, 2020

Board Members Present: Nancy Baker, Pat Barnett, Pat Gleason, Jeff Hughes, Darrell Traeger.

Present via Zoom: Dan Burbine, Martha Burks, Judith Lyle

Members Absent: Joe Dobbs

Operations Manager: Carrie Bailey

Homeowners Present: Chris Unger Via ZOOM: Phyllis Wells, Christina Milliken

I. MEMBER COMMENTS

- A. Phyllis asked if Chunk Your Junk event was successful? She stated that she noticed there were still patios and balconies full of items.
- B. Christina stated that the landscape crew at the country club started work with a blower at 6 AM on Monday and asked if they could be asked to start later. Carrie said she would talk with the club.

II. DETERMINATION OF A QUORUM/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 6:46 P.M.

III. MINUTES – The Minutes of the SEPTEMBER meeting were previously approved.

IV. BOARD ACTIONS TAKEN BY EMAIL – The Minutes of the SEPTEMBER meeting were approved on October 23.

V. MANAGERS REPORT – Carrie Bailey- See attached Mangers Report.

- A. Carrie asked the Rules Committee to create a list of items that are not allowed on the limited common elements of patios and balconies so that the process of rule enforcement can begin.
- B. Carrie reported that approximate 1/3 of the community responded to the Smoke Survey. The Survey Committee will call the owners who did not respond to follow up with a brief short oral survey to add to the existing report.

VI. OFFICER & COMMITTEE REPORTS

- A. TREASURER'S/ FINANCE COMMITTEE REPORT— Jeff Hughes' report is attached to the minutes and was filed for audit
- B. BUILDING COMMITTEE-Dan Burbine and Darrell Traeger- no new action.
- C. BYLAWS & RULES COMMITTEE – Pat Gleason – no report.
- D. LANDSCAPE COMMITTEE – Dan Burbine - Landscaping Committee has a couple of areas that are being addressed.
- E. COMMUNICATIONS – Judith Lyle stated that the Fall newsletter was sent out October 8. The next will be in January.
- F. HOSPITALITY COMMITTEE – Martha Burks reported that the “Chunk Your Junk” weekend was successful.
- G. CRIME WATCH – Nancy Baker reported the following: 1) The city has replaced the NO U TURN sign at our entrance 2) Crime especially murder rate continues to grow in Dallas 3) London Park residents will be asked not to walk their dogs in our community 4) Refrain from giving money to the people at our intersections as it's creating a problem for our emergency services and store owners 5) Paint cans have been left in the Copperwood alley from a remodeling project. To prevent citing, dispose all paint cans per city code.

VII. UNFINISHED BUSINESS

VIII. NEW BUSINESS Bids for landscaping service were submitted to the Board for review. Brightview Landscaping, the current provider bid \$27,200, Landscape Professionals of Texas bid \$49,362 and Keane Landscaping Inc. bid \$59,280 – all were based on the same scope of work. **The Board voted unanimously to renew with Brightview in order to control expenses.** However, improvements needed from Brightview were discussed: leaves and debris need to be blown away from beds, buildings and cars and more trimming needs to be done to the shrubs and small trees.

IX. EXECUTIVE SESSION

X. The MEETING was ADJOURNED at 7:39 P.M. Next Board Meeting is scheduled for DECEMBER 8, @ 6:30 P.M.

Judith Lyle, Secretary