

PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.
MINUTES—BOARD OF MANAGERS MEETING—October 24, 1917

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

Operations Manager: Carrie Bailey

Homeowners Present: Susie Brown, Deborah Traeger, Jim Fountain

- I. OPEN FORUM
 - A. Homeowner, Jim Fountain, inquired into how many units were currently leased. Ms. Bailey advised homeowner there are currently 65 units leased and the cap is 70. However, January 01, 2018 the cap will be decreased to 65.
 - B. Homeowner, Jim Fountain, requested to know if there is an Oversight Committee over PWCCC Board Members. After a brief discussion, homeowner's attendance at Board meetings highly encouraged for input and feedback.
- 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.
- IV. BOARD ACTIONS TAKEN BY EMAIL - The result of the recent homeowner survey reflected an overwhelming preference to finance the chiller replacement over a Special Assessment. Therefore, the PWCCC Board Members approved securing a \$560,000 loan through North Dallas Bank to finance the project which will be done in early 2018.
- V. MANAGERS REPORT – Carrie Bailey: See attached Managers Report
- VI. TREASURER'S REPORT— Joe Dobbs. Report is attached to the minutes. The Treasurers' Report was filed for audit
- VII. COMMITTEE REPORTS:
 - A. FINANCE COMMITTEE- Joe Dobbs: See attached reports. Mr. Dobbs indicated an increase in the standard operating funds in the assessment January 2018 of 2 cents per square foot.
 - B. BUILDING COMMITTEE- Darrell Traeger. Mr. Burbine reported unit #1059 Copperwood is currently being gutted for remodeling. No permit required per Mr. Traeger, PWCCC Board President. Construction was halted on a second unit located at #1024 Copperwood. The fencing didn't meet the building code. (2) All satellite Dish must be approved by the PWCCC Board Members prior to installation. (3) The PWCCC Board Members addressed the abandoned property and discussed various options.
 - C. LANDSCAPE COMMITTEE – David Campbell: No report. Ms. Bailey indicated funds have been allocated for additional landscaping in 2018.
 - D. ENERGY COMMITTEE-No Report.
 - E. RULES COMMITTEE- Judy Lyle: Signage removed in common area stating, "no dogs."
 - F. COMMUNICATIONS – Judith Lyle: (1) Ms. Lyle reported the PWCCC Community Newsletter was mailed the last week of September 2017.
 - G. HOSPITALITY COMMITTEE – Jo Leeper: Ms. Leeper reported 22 homeowners have paid for the scheduled Halloween Pizza Party scheduled for Sunday 29, 2017 from 5-8PM at the Community Pool. A second voice message will be sent on Thursday October 26, 2017 as a reminder. Mr. Burbine provided an extensive list of possible activities for PWCCC homeowners to consider participating if interested throughout the year.
 - H. CRIME WATCH – Nancy Baker: Ms. Baker reported theft of car accessories such as side mirrors and increase of UPS packages taken in surrounding neighborhoods. (2) Reports of credit card readers inserted at local service stations in an attempt to obtain credit card numbers. Caution encouraged as well as awareness.

- VIII. UNFINISHED BUSINESS –None
- IX. NEW BUSINESS: The 2018 Budget was reviewed and approved by all members of the Board. This includes an increase in assessments of 2 cents per square foot effective January 1, 2018
- X. EXECUTIVE SESSION: No report
- XI. The MEETING was ADJOURNED at 7:45PM.

Next Board Meeting is scheduled for Tuesday, December 05, 2017@6:30PM.

Joy Duran, Secretary