

PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.,
MINUTES—BOARD OF MANAGERS MEETING – DECEMBER 7, 2021
The Clubs of Prestonwood-The Creek & via Zoom

Board Members Present: Jacy Allen, Nancy Baker, Dan Burbine, Martha Burks, Jim Eason, Gaela Renee Hall, Jeff Hughes, Judy Lyle, Darrell Traeger.

Present via Zoom: None

Members Absent:

Operations Manager: Carrie Bailey

Sargent-At-Arms: Ron Janes

Owners Present: Mary Lou and Dan Maher, Malena Marshall, Bern Leonard. Barbara Wertz

Owners via Zoom: Phyllis Well, Cynthia Carger Joseph Colley, Victoria Rodriquez

- I. DETERMINATION OF A QUORUM/MEETING CALLED TO ORDER - A quorum was present; the meeting was called to order by the President, Jeff Hughes, at 6:35 P.M.
- II. MEMBER COMMENTS
Dan Maher asked about the landscape schedule. Carrie - the crew will be here on Wednesdays.
- III. MINUTES REVIEW AND APPROVAL- OCTOBER 26th Minutes were approved via email on 11/03/2021.
- IV. BOARD ACTIONS TAKEN BY EMAIL See above
- V. MANAGERS REPORT – Carrie Bailey - See Manager’s Report.
- VI. UNFINISHED BUSINESS - See attached Manager’s Report.
- VII. NEW BUSINESS
 - A. **Utility Building Break-Ins.** The Manager recommended that the Utility Building exterior doors, from the pool to the Meeting Room and from the alley to the Laundry Room, be secured by a card entry system. Bids will be obtained and submitted for Board review and approval. A maintenance Room Break-In occurred on 11/26/2021 and a Restroom Break-In on 12/05/2021.
 - B. **HVAC Generator Lease.** Jeff Hughes moved that we accept the generator lease from Daikin for December 20, 2021, through February 28th, 2022 as potential freeze damage protection. The projected cost is \$35,225, with an operating expense between \$5,500 and \$7,500. The generator will supply power to the HVAC boilers, pumps, and motors to keep hot water circulating in the pipes to protect against freezing. It will not provide power to the condos. Darrell Traeger moved that the motion be tabled until further research can be provided. The motion was tabled.
 - C. **Appointment of Nominating Committee.** Jim Eason was appointed as Chairman of the Nominating Committee for the 2022 year. He will ask 2 non-board members to participate.
- VIII. OFFICER & COMMITTEE REPORTS
 - A. TREASURER’S/ FINANCE— Darrell Traeger’s report is attached and was filed for audit.
 - B. BUILDING-Dan Burbine and Darrell Traeger – Dan reported the current roofing issue affecting a few homeowners will be discussed in executive session. There are some remodels going on that are moving forward according to the remodel requirements.
 - C. BYLAWS & RULES –Jacy Allen – No report.
 - D. LANDSCAPE – Jim Eason – reported that the landscaping plan is moving forward. Fannin Trees is waiting for the weather to cool so that redbuds become dormant. Then they can be harvested, and

the dead ones replaced. This is expected to happen in the next 60-90 days. Mulch is being spread, and river rocks, crushed granite and decomposed granite are being delivered and will be installed.

E. COMMUNICATIONS – Gaela Renee Hall -reported processing the first digital Newsletter feedback and that the next newsletter is scheduled for some time in January or early February.

F. SOCIAL – Martha Burks reminded us of the nice Christmas Soiree in 2019. Covid has locked us down with social gatherings and hopefully looks forward to more events in 2022.

G. COMMUNITY NETWORKING – Nancy Baker reported news of the community. No action taken.
General Meeting adjourned at 7:10 P.M.

IX. EXECUTIVE SESSION

X. The MEETING was ADJOURNED at 7:30P.M.

The next Meeting will be on @ 6:30 P.M. JANUARY 25, 2022.

Judith Lyle, Secretary