

PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.
MINUTES—BOARD OF MANAGERS MEETING – DECEMBER 8, 2020

Board Members Present: Nancy Baker, Pat Barnett, Joe Dobbs, Jeff Hughes, Judy Lyle, Darrell Traeger.

Present via Zoom: Dan Burbine, Martha Burks, Pat Gleason

Members Absent:

Operations Manager: Carrie Bailey

Homeowners Present: Jim Eason

Homeowners via Zoom: James & Gennie Stringfellow, Phyllis Wells, Lana Ritchie, Aaron Bearry

I. MEMBER COMMENTS

- A. Phyllis Wells inquired about the landscape crew's schedule for pruning. Carrie stated that they were working on pruning now and the area Phyllis mentioned will be done this week.
- B. James Stringfellow inquired about the progress on his remodeling proposal to reset the air handler system in his unit. The proposal is under review by the Board.

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 6:40 P.M.

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

IV. BOARD ACTIONS TAKEN BY EMAIL – Minutes of the OCTOBER meeting were approved on OCTOBER 30.

V. MANAGER'S REPORT – Carrie Bailey- See attached Managers Report.

- A. Jeff Hughes moved that we use \$60,00 available cash to pay down the insurance premium loan prior to yearend. Joe Dobbs seconded the motion. The Board voted unanimously to approve the motion.
- B. Carrie announced that Jeff Hughes accepted the position to be Nominating Chair for the year 2021. Three board member's terms are complete this year: Nancy Baker, Joe Dobbs, Judy Lyle.

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 issues since last meeting.
- C. BYLAWS & RULES COMMITTEE – Pat Gleason – No report.
- D. LANDSCAPE COMMITTEE – Dan Burbine-No report.
- E. COMMUNICATIONS – Judith Lyle stated the next Newsletter will be in January. Board members please send in your content by January 8, 2021.
- F. HOSPITALITY COMMITTEE – Martha Burks- No report.
- G. CRIME WATCH – Nancy Baker reported the following: 1) Police are attempting to stop the vehicle racing on Preston Road/Arapaho Road and have arrested the parties. 2) Two teenagers on racer bikes were seen surveying both our area and the country club. 3) A man was arrested after climbing a balcony and breaking a window in one of the units. 4) If you are not going to be home, have your packages delivered to a neighbor or send to another address. 5) Be aware of your surroundings when shopping or at the bank for people watching to follow and perhaps take your items and money. 6) Many people in Dallas are asking the city to reconsider the repurposing of State Troopers manpower to help the police in the field.

VII. UNFINISHED BUSINESS -Phyllis asked about the number of units being leased and if the number is continuing to be reduced? Carrie answered, the cap for 2020 is 55 and 55 are approved to lease. The cap will go to 50 on 1/1/2021.

VIII. NEW BUSINESS - See above V. Manager's Report

IX. EXECUTIVE SESSION

X. The MEETING was ADJOURNED at 7:19 P.M. Next Board Meeting is scheduled for Tuesday, JANUARY 26, @ 6:30 P.M.

Judith Lyle, Secretary