

PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.
MINUTES—BOARD OF MANAGERS MEETING—DECEMBER 5, 2017

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: Jim Fountain, Martha Burks, Susie Brown, Marilyn Campbell, Peggy Sagers,
Zohreh Golkar

- I. OPEN FORUM
 - A. Homeowner Martha Burks asked about the trimming of the bushes in front of her condo. Carrie responded that this should be completed before Christmas.
 - B. Homeowner Jim Fountain asked about abandoned vehicles. Carrie discussed the towing policy which has been put into place. Residents will receive a letter of violation after 14 days.
 - C. Ms. Golkar asked about the condition of the boilers and Chillers.
- 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 October 24 Board of Managers Meeting were distributed. Ms. Lyle offered two corrections to the minutes: 1) the date of the meeting should read 2017; 2) add Joy Duran to the board members present. Minutes approved as corrected.
- IV. BOARD ACTIONS TAKEN BY EMAIL - Towing contract approved with Walnut Hill Towing Service.
- 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.
 - B. BUILDING COMMITTEE- Darrell Traeger. Mr. Traeger discussed the remodel progress of unit 2118. The remodel plan needed a civil engineering stamp of approval which the association has received. Mr. Traeger recommended that the association call in an independent civil engineering approval of any major renovations at homeowner’s cost. Mr. Traeger discussed the progress on a water issue in 1083. Water damage was caused by 2nd story owner and will be settled by the insurance companies of both owners. Mr. Traeger discussed the importance of making sure that non-resident owners carry the proper insurance coverage moving forward.
 - C. LANDSCAPE COMMITTEE – David Campbell: Carrie and Judy walked the property last week. Carrie is getting several landscaping quotes on some condo areas where there is only dirt. All planting on the property will follow low water low or no maintenance requirements.
 - D. ENERGY COMMITTEE-No Report.
 - E. RULES COMMITTEE- Judy Lyle: Ms. Lyle discussed the rule which prohibits charging vehicles using condo power with cords running over sidewalks and streets.
 - F. COMMUNICATIONS – Judith Lyle: Ms. Lyle stated that the newsletter would be ready in the first part of January.
 - G. HOSPITALITY COMMITTEE – Jo Leeper: Ms. Leeper is planning an activity after the holidays.
 - H. CRIME WATCH – Nancy Baker: Ms. Baker discussed the change of Texas Marijuana laws. Now there is no arrest if you are found with 4 ounces and under. There is a lot of GPS theft happening along with other electronic devices or items that you may be storing in your car. Motorcycles and scooters have been reported stolen from Chalfont. Watch out for speeding FedEx drivers and if possible, get license number to report. The IRS phone calls are all scams. Credit Card readers have been reported at the Hillcrest and Arapaho Exxon station. Police recommend you do not go to ATM locations late at night. Please take your cell phone when you are walking and use flashlights when you are walking your dog late at night on the property.
- VIII. UNFINISHED BUSINESS – See Managers Report.

- IX. NEW BUSINESS:
 - A. A towing contract was approved by the Board via email in order to have an abandoned car removed from Stillwood.
 - B. The staff holidays for Christmas will be Friday, Dec. 22 and Monday Dec. 25.
 - C. The Luxe Suite has been reserved for the 2018 Board Meetings.
 - D. Personal Touch Tree Service will be on the property pruning specimen trees sometime in the next few weeks.
- X. EXECUTIVE SESSION – The Board reviewed and approved employee compensation for 2018.
- XI. The MEETING was ADJOURNED at 7:05.

Next Board Meeting is scheduled for Tuesday, January 23, 2017@6:30PM.

Judith Lyle, Secretary