

PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.
MINUTES—BOARD OF MANAGERS MEETING-DECEMBER 4, 2018

Board Members Present: Nancy Baker, Pat Barnett, Dan Burbine, David Campbell, Joe Dobbs, Pat Gleason, Jo Leeper, Judy Lyle, Darrell Traeger,

Absent:

Operations Manager: Carrie Bailey

Homeowners Present: MaryLou and Dan Maher, Marilyn Campbell, Susie Brown, Tammie Washington, Peggy Sager

OPEN FORUM – No remarks.

I. MEETING CALLED TO ORDER - A quorum was present. The meeting was called to order by the president, Darrell Traeger at 6:27 PM.

II. MINUTES – The minutes of the 2018 OCTOBER 25, Board of Managers Meeting were approved via email.

III. BOARD ACTIONS TAKEN BY EMAIL - Approved OCTOBER 25, 2018 BOM Minutes. The board also approved the Waste Management Contract.

IV. MANAGERS REPORT – Carrie Bailey: See attached Managers Report

Mr. Traeger asked for a motion from the floor to nominate Pat Gleason as Nomination Chair for the 2019 year. Judy Lyle moved that Pat Gleason accept the Nomination Chair for the year 2019. Nancy Baker seconded. All approved.

CAI Legal Update - The state of Texas is moving in the direction to accept changing founding documents rather than to accept board resolutions as a means to change homeowners' procedures and protocol. Be advised that the short-term leasing issue will have to be visited

V. TREASURER'S REPORT— Joe Dobbs. Report is attached to the minutes. The Treasurers' Report was filed for audit.

VI. COMMITTEE REPORTS:

A. FINANCE COMMITTEE- Joe Dobbs: See attached reports.

B. BUILDING COMMITTEE- Darrell Traeger reported that the committee is still reviewing renovation policy to be strengthened. Discussion of the foreclosure unit which is going to court in January. The Board is hoping to get our assessment money back. There is a \$42,000,00 lien on the property in addition to the outstanding assessments due to the Association.

Dan Burbine requested that he place an exercise machine in the utility building. The board voted no to add this to the utility room.

C. LANDSCAPE COMMITTEE – David Campbell: No updates to the landscaping.

D. ENERGY COMMITTEE-No Report.

E. RULES COMMITTEE- Pat Gleason. No updates.

F. COMMUNICATIONS – Judith Lyle: Sign in to board meetings please. Board members please submit your content for the next newsletter to be published in January.

G. HOSPITALITY COMMITTEE – Jo Leeper reported that the Holiday Party was held Dec 1 at the Country Club where 40 people signed up and 34 showed up. The food was excellent.

H. CRIME WATCH – Nancy Baker reported that last month a car on Coolwood was stolen. A rapist was arrested on Dec 3rd who is 15 years old and is also a serial killer. Major crime rates are down except for car theft and breaking into cars. Please don't leave keys in ignition and car unlocked. Avoid sharing on social media as there is malware imbedded on much of the pages. Posts about celebrities giving away

money are not safe to click on. Check out the organizations that you want to give money to for Go Fund Me sites – make sure they are legitimate.

VII. UNFINISHED BUSINESS – See Managers Report.

VIII. NEW BUSINESS: See Managers report.

IX. EXECUTIVE SESSION –

- A. Violations
- B. Delinquencies
- C. Legal

X. The MEETING was ADJOURNED at 7:54 PM.

Next Board Meeting is scheduled for Tuesday JANUARY 23 @6:30PM.

Judith Lyle, Secretary

A handwritten signature in black ink that reads "Judith Lyle". The signature is written in a cursive, flowing style.