

PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.

APPROVED MINUTES—BOARD OF MANAGERS MEETING –February 3, 2026

The Clubs of Prestonwood-The Creek

Board Members: Jeff Hughes, Jim Eason, Nancy Baker, Phyllis Wells, Amanda Wells, Susie Brown, Rick Wilson, Pat Esser. Via phone: Marty Park

Operations Manager: Carrie Bailey; Office Manager: Tonie Daly

Owners: Delisa Day, Martha Burks, Cecilia Gray, Chris Unger and Wanda Brinlee.

DETERMINATION OF A QUORUM There is a Quorum

- I. EXECUTIVE SESSION – 6:00 PM
- II. CALL TO ORDER – The meeting was called to order by President, Jeff Hughes, at 7:17 p.m.
- III. MINUTES – Nancy moved to approve the 12/2/2025 Meeting Minutes, 2nd by Amanda, all approved.
- IV. BOARD ACTIONS TAKEN BY EMAIL: none
- V. EXECUTIVE SESSION SUMMARY/VOTING -Board approved placing a lien on Account 182 for delinquent payments.
- VI. MANAGERS REPORT – Carrie Bailey - Manager's Report attached.
- VII. UNFINISHED BUSINESS – See Manager's Attached Report.
- VIII. NEW BUSINESS – Carrie Bailey
 - A. Veritex Bank is now Huntington Bank.
 - B. City Councilman Bill Roth will attend our Annual Member Meeting and address questions about issues in District 11.
- IX. OFFICER & COMMITTEE REPORTS
 - A. TREASURER'S/ FINANCE-Jim Eason- Report to follow.
 - B. BUILDING- Chair: Jeff Hughes for Marty Park – No issues with upgrades. There are a number of leaks from baths upstairs into the downstairs units which are neighbor to neighbor issues. We help by identifying the source owners know actions to take for resolutions.
 - C. BYLAWS & RULES – Rick Wilson –
 1. OLD NEWS – still annoying: Dog POOP, ongoing issue. Next update:
 2. McKamy Osage Sewer project has begun. One northbound lane will be closed from 9-3 weekdays. Crews have stopped working 24 /7. Arapaho west bound will have closures. An open trench will cross the creek and the green space near Coolwood, but won't extend to Country Club Dr.
 3. Erosion issue at the trash compactor -we had a meeting scheduled with city officials, but it was cancelled due to the weather.
 4. On Preston, near the doggie area, the pedestal for the cable is gone and the wires have been zip tied to a tree. Spectrum has committed in the next 2 weeks to put in a new pedestal.
 - D. LANDSCAPE – Phyllis Wells- I will defer to the new Board member. Thank you, it was fun and a little frustrating. It has been my privilege, and I hope I have served with honesty and integrity. Thank you.
 - E. NOMINATIONS COMMITTEE – Thank you Ky Weston and Judy Lyle for serving on the committee. By-laws require 9 members, 3 rotating off every year. The Committee is required to have 3 nominees, we have 5. The annual meeting will be on Sunday Feb 22. The office will send the meeting packets with information about the nominees. Every owner has the opportunity to vote. Thanks to the five owners who have agreed to run. Erica Clem, Delisa Day, Johnna Gray, Malena Marshall and Ky Weston. Retiring: Phyllis Wells, Jeff Hughes and Patrick Esser. Jeff : Thank you, Susie, for being on the committee, it was a lot of hard work. It is a really good slate.

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- F. COMMUNICATIONS – Susie Brown - March and April news blast issue coming out near the end of February.
- F. SOCIAL and Hospitality-Amanda Wells - I will post my email in the next news blast for folks to make suggestions for festivities, parties, etc.
- G. COMMUNITY NETWORKING – Nancy Baker reported on our community, neighborhood, and city.
- X. MEMBER COMMENTS
- XI. MEETING ADJOURNMENT – 8:00 PM.

The next Meeting will be the Annual Member Meeting on Feb 22,2026, at 3:00 P.M.

Tonie Daly, Office Manager for Phyllis Wells, Secretary