

PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.
MINUTES—BOARD OF MANAGERS MEETING—JANUARY 26, 2016

Board Members Present: Jeff Hughes, Kenneth Kemp, Jo Leeper, Judith Lyle, Betty Walley, Alan Weinblatt, Phyllis Wells
Members not present: Jo Dobbs, Andy Petitt

Operations Manager: Carrie Bailey

- I. OPEN FORUM—6:05 PM Homeowners Present: Jim Fountain, Nancy Baker, Wanda Brinlee, Lori Smith, Julie Hogg, Leonard McCoy, Dan and Mary Lou Maher, DJ Traeger, Jo Lynn Darnell, Betty Jo Patten, Susie Brown, Daaan Burbine, David Chen, Becky Ericson, Willadean Bennett, Suhail Afzal, Leah and Jim Pascant, Tammie Washington, Mary Duncan, Stephon S. Singer, Marilyn and David Campbell.
- II. ANNOUNCEMENT OF EXECUTIVE SESSION – LEGAL, VIOLATIONS, DELINQUENCIES
- III. MEETING CALLED TO ORDER –The meeting was called to order by the president Jo Leeper at 6:08. Jo introduced Alan Weinblatt as the newest member to the Board replacing Mike Daly who has relocated to California. See vote under New Business.
- IV. MINUTES - the minutes of the December 8, 2015 Board of Managers meeting were distributed and read for corrections or additions. The minutes were accepted as read.
- V. MANAGERS REPORT
 - I. Unfinished Business
 - A. Maintenance-
 1. Fox made final adjustments on 12/16/15 and improved the upstairs at 1001 and downstairs of 1002.
 2. Roofs
 - a. INSURANCE – Insurance settlement was finalized on 1/8/2016 and contracted with Reconstruction Experts (RE) for \$750,857.56; PWCCCA will pay deductible \$50,000.
 - b. ATTIC REPAIRS - RE – in process total cost, \$41,034.62.
 - c. ROTTED TRIM – Completed - \$9,200.
 - d. TREE TRIMMING – \$2,446.45 –Completed on January 6th.
 - 3 HVAC Updates:
 - a. Air Conditioning Innovative Solutions (ACIS) has completed cooling system testing and has bid \$53,000 to make repairs. Zoom Air is evaluating the test results and submitting second bid.
 - b. Boilers have been inspected; two additional bids are coming for replacement.
 4. Utility Building Structure – subject to final boiler replacement plan
 5. 15902 Coolwood – Association work complete until interior work allows.
 - B. Administration
 1. Owner Insurance Certificates – ongoing
 2. Occupancy Status Report – 73 leased.
 3. Traffic light installation – City of Dallas will install however, 20 other lights are in the queue subject to funding and there are no funds allocated for fiscal year 2016.
 4. FEMA- LOMA – Request for remaining buildings submitted on 9/21/15. On 11/27received letter requested list of addresses and map (both were with application); re-sent on 11/30. FEMA returned again. Currently, checking Mark Webb’s document and will resubmit.
 5. Rules and Leasing Policy Revisions– final legal review in process.

VI. New Business

- A. Cars burglarized 1/10/2016 on Stillwood and 1/14/2016 on Preston Rd. Lock your vehicles.
- B. Jan 17 the Board approved a proposal from ATT to add fiber optics to the community at no charge.
- C. Unit 1111 – Office interior paint complete. Accessories provided by C. Bailey and will be labeled as personal property.
- D. Effective Dec 27, 2015 Mike Daly verbally submitted his resignation from the Board effective immediately. Reason: he is relocating to California. At our president’s request Alan Weinblatt agreed to accept this vacant board position, subject to Board approval. A vote was taken electronically resulting in approval from seven Board members and one abstention. Alan’s term will end at the Annual Homeowners Meeting in March 2016, which coincides with the completion of Mike’s term. Alan also agreed to assume the chair of the Nomination Committee for this period.
- E. Annual Meeting is scheduled for March 6.
- F. Current parking lot repair is underway for a cost of \$6,000.00
- G. RE Recontruction Experts gave a presentation to the Board and interested homeowners on the roofing project that will begin in Feb. There is a link on our website home page www.pwccca.org for schedules and updates to our roofing project.

VII. Executive Session

- A. Delinquencies
- B. Staff reduction
- C. 2112 and 2114 Status/Plans

Legal updates

- VI. TREASURER’S REPORT—Presented by Joe Dobbs (See attached Financials)
The monthly Profit and Loss Statement for DECEMBER was presented.

Account Balances 12/31/2015

Operating

| | |
|--------------------------------|---------------|
| Operating/Reserve Money Market | 43,359 |
| Checking | 26,152 |
| Debit Card | 1,138 |
| Sub-Total | 70,649 |

Capital Improvement

| | |
|-----------------------|----------------|
| Roof | 50,000 |
| HVAC/Utility Building | 352,936 |
| Sub-Total | 402,936 |

Total Cash

473,585

Reserves

| | |
|---|----------------|
| Reserves CD | 251,657 |
| Reserves CD-2 | 175,397 |
| Total | 427,054 |
| Capital Improvement Loan Balance | 411,316 |
| Net | 15,738 |

The treasurer's report was filed for audit.

VII. COMMITTEE REPORTS

- A. FINANCE COMMITTEE- Joe Dobbs no report.
- B. BUILDING COMMITTEE- Andy Petitt no report
- C. ENERGY COMMITTEE-No Report.
- D. RULES COMMITTEE-Betty Walley, Jeff Hughes. We are waiting for the final draft from the attorney.
- E. COMMUNICATIONS-Nancy Baker – Crime Watch Committee. Reports of cars prowling the properties. Everyone please call 911 if you see any suspicious activities. Judith Lyle reported that Mike and Judy met with Carrie to turn over all passwords to the website and spent time training her on use of this particular platform.
- F. HOSPITALITY COMMITTEE-Phyllis Wells reported on upcoming social events. Meeting with the club next week to discuss future events.
- G. NOMINATIONS/ELECTION COMMITTEE-Alan Weinblatt reported on seven people who have been willing to run for the Board. The list has been turned over to the Operations Manager.

VIII. UNFINISHED BUSINESS - See Manager's Report

IX. NEW BUSINESS—See Manager's Report.

X. MEETING ADJOURNMENT

There being no further business the MEETING was ADJOURNED AT 6:36 PM.

Next Meeting is scheduled for January 26, 2015 at 6:00 PM.

Judith Anne Lyle



Secretary