

PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC
MINUTES – BOARD OF MANAGERS MEETING -- FEB. 25, 2014.

Board Members Present: Eugene Cantu, Delisa Day, Joe Dobbs, Joy Duran, Jo Leeper, Rex Price, Elizabeth Santamaria, Alan Weinblatt

Operations Manager Present: Wanda Brinlee

OPEN FORUM: Jim Fountain present

I. Meeting called to order by president Delisa Day at 6:38 PM. Executive Session announced following this meeting. Subjects: Personnel and home owner matters. :

II. Minutes of meeting of Jan. 28, 2014 approved as amended. (Amended item: Rex Price appointed as Elections Chair)..

III Operations Manager's Report (from weekly reports dated 2/7/14, 2/14/14, 2/21/14)

A. Budget vs Actuals Report – Good addition to Financial Report

B. Concern about lack of timeliness/urgency on the part of the President of Mahill Consulting, in providing financial reports to Operations Manager and completion of setting up Quick Books as our new accounting system.

C Auditor unable to complete 2012 audit because of slow response from our attorney

D. Alan Weinblatt moved that we hire CAI certified person as our Elections Monitor. Motion seconded. Motion passed.

E. Operations Manager will look into securing a speaker from Water Utilities Dept to address home owners at the Annual Meeting on the subject of water conservation. On 2/21, our Manager received word that her request had been approved.

F. Water pipe repair vs. replacement. Replacement costly. This is the reason our staff checks water meters daily to determine if and where repairs are needed.

G. FHA Certification denied again. Reserves too low – do not meet standards for FHA Certification. This lack of certification prevents potential condo purchasers from securing an FHA-insured mortgage. We are anticipating replacement of boilers within 5 years. We need ample reserves to pay for this.

H. Alan Weinblatt moved that Board direct Operations Manager to conduct research into studies done on reserves. Motion seconded. Motion passed.

I. Alan Weinblatt moved that special recognition be given at the Annual Meeting to the two home owners who volunteered their time and expertise in hooking up new laptop computer and monitor in addition to follow-up. Motion seconded. Motion passed.

IV. Committee Reports

A. Building Committee – Operations Manager reported on pricing of possible fencing at front of property.

- 1). Pricing bids: \$34+ per linear foot. Another bid; \$30 per linear foot.
- 2). Matter to be discussed at Annual Meeting. Suggestion made that survey be placed on website for owners to vote on.

B. Communications – Website maintained by Operations Manager

C. Nominations Committee – Alan Weinblatt reported that as of this date, 6 home owners agreed to be candidates for open Board positions.


D. Elections Committee -- Three people agreed to check in people at Annual Meeting.

V. Unfinished Business – Business account at Costco

Alan Weinblatt moved that our Operations Manager open a business account at Costco. Motion seconded. Motion passed.

VI. New Business – None

VII. Meeting adjourned at 8 PM and Board entered into Executive Session.



Jo Leeper
Secretary