

PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC  
MINUTES – BOARD OF MANAGERS MEETING –March 24, 2015

Board Members Present: Mike Daly, Delisa Day, Joe Dobbs, Jeff Hughes, Jo Leeper, Judith Lyle, Betty Walley, Phyllis Wells.

Members not present: Andy Petit

Operations Manager: Carrie Bailey

I. OPEN FORUM – 6:00 PM

Homeowners present: Nancy Baker (Crime Watch Committee); Kenneth Kemp,

- A. Nancy Baker reported that the city has replaced the bulbs on Preston Road. Bogus sales people were on the property trying to raise money for a trip. We cannot enforce the No Solicitation signs by calling the police. The committee recommends each homeowner place a No Soliciting sign on their door front.

III. MEETING CALLED TO ORDER – The meeting was called to order at 6:15 PM by the President, Jo Leeper.

IV. MINUTES

The minutes of the February 24, 2015 Board of Managers meeting were distributed and read for corrections or additions. The minutes were accepted as presented.

IV. MANAGERS REPORT - March 20, 2015 was presented by Carrie Bailey.

The following points of the report were discussed:

I. Unfinished Business

A. Maintenance

1. Foundation issues:

Units 15919/21 Preston Road and 15921/17 Archwood will receive reports from Criterium expected on 3/24.

a. Units 5917/19 Copperwood have also been inspected by Fox and Criterium.

2. Fence is replaced at Stillwood now that patio/drainage correction is completed.

3. Fascia, soffit and balcony repairs 15927 Archwood are complete. Painting will occur as weather permits.

4. Repairs from auto damage at 15902 Archwood are complete. Painting will occur as weather permits.

5. Electrical Panels of 27 units are out of code. Delisa Day moved that the association repair the 27 units to be in compliance with the current electrical code by upgrading the outside breakers within 60 days of notice. Joe Dobbs seconded and the motion passed unanimously.

6. Flir Thermal Imaging Camera was received 3/17.

B. Financial

1. Upgrade of the office phone system to voice over data will be activated in the first week of April.

C. Administration

1. Flood Insurance Status. FEMA requested 2 additional documents on 2/27 which were sent. Monday or Tuesday, March 30 or 31, we will learn if they accepted the information as sent.
2. Time Warner Cable discontinuation of bulk services information for homeowners was received with positive responses regarding alternate services. Few questions have come to the office. Regarding the EASEMENT AGREEMENT, TWC countered the Easement Agreement we approved by adding back a 10 year term and having the agreement survive sale of the property, therefore, Marc Markel, attorney has taken over negotiations and confirmed that would be a problem for sale. He countered that it would not survive if the association was dissolved. Friday we had a phone conference and he is going back with a month to month agreement for easement.
3. Owner Insurance Certificates shows that 23 insurance certificates have expired. Those in non-compliance risk daily fines until compliant.
4. Determination regarding the traffic light request from the city is expected the first week of March.
5. 56 proxies have been received for the Annual Meeting scheduled March 29, 2015 2:00pm. 62 proxies are needed.
6. Storage unit emptying was delayed by snow and rain; items required for audit will be brought to the office and the balance shredded before month-end.

D. Insurance –Property

E. Appraisal/Rates and Coverage for September renewal are being priced out.

F. Waste Management Consultant - US Consulting Service has conducted an audit of the current system. Discussion on upgrading and moving the dumpsters closer to the club and the condos followed.

II. New Business

- A. Landscape Service Proposals. Joe Dobbs moved that the association accept the Precision Landscape bid for a yearly contract. Phyllis Wells seconded. The motion passed unanimously.
- B. Arborist Service Proposals. Joe Dobbs moved and Mike Daly seconded that we accept the proposal from Personal Touch Tree Service to provide current tree removal and trimming services. The motion passed unanimously.
- C. Chiller replacement evaluation and discussion. Replacement would be \$344,455 and building modification at \$322,962.
- D. At the Annual Meeting we will ask membership for approval of IRS Revenue Ruling 70-604 which allows the association to take the operation funds remaining in a calendar year and move them forward to the next year without having them taxed.

- V. TREASURER'S REPORT was presented by Joe Dobbs (See attached Financials)
  - A. The monthly Profit and Loss Statement for February 2015 was presented.
  - B. Account Balances:
    - Operating Accounts \$209,953.57
    - Reserve Account \$250,000.
  - C. The treasurer's report was filed for audit.
  
- VI. COMMITTEE REPORTS
  - A. FINANCE COMMITTEE- No report.
  - B. BUILDING COMMITTEE- Mike Daly will follow up with the property lighting discussion. Carrie discussed a plan to reconfigure the office and meeting areas.
  - C. ENERGY COMMITTEE - No report
  - D. RULES COMMITTEE- Betty Walley. No report.
  - E. COMMUNICATIONS- Mike Daly. Website going well. Discussion about a Communications Committee in the future.
  - F. HOSPITALITY COMMITTEE- Delisa Day. Continue with the Hospitality Committee.
  - G. NOMINATION/ELECTION COMMITTEE- Phyllis Wells reported on the election committee and sign-in people.
  
- VII. UNFINISHED BUSINESS –
  - A. See Manager's report
  - B. Annual Meeting operations and procedures discussion.
  
- VIII. NEW BUSINESS - See Managers' report.
  - A. Next Meeting is scheduled for APRIL 28, 2015.
  
- IX. Meeting adjourned at 8:15 pm
  
- X. Executive Session
  - A. Personnel
  - B. Violations
  - C. Delinquencies

There being no further business the MEETING was ADJOURNED AT 8:40 PM



Judith Anne Lyle

Secretary