

PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.  
MINUTES—BOARD OF MANAGERS MEETING—April 25, 2017

Board Members Present: Nancy Baker, Jeff Hughes, Jo Leeper, Joe Dobbs, Darrell Traeger, Joy Duran, David Dover.

Members Absent: Andy Pettit, Dan Burbine.

Operations Manager: Carrie Bailey

Homeowners Present: Susie Brown, Judy Lyle, Laurel Gleason, Pat Gleason, Jim Fountain, Estella Shaw, Michael McCauley.

- I. OPEN FORUM
  - A. Pat Gleason proposed that we build a fenced-in Dog Park in our West Parking Area. Joe Dobbs, Treasurer, reported that we currently have no funds available for new projects. Darrell Traeger, President, reported that he is working on a proposal to Club Corp to interest them in leasing a portion of our West Parking spaces from PWCCCA.
  - B. Pat Gleason also reported that he has observed residents walking their dogs off-leash.
  - C. Michael McCauley asked what services the landscape company provides. Carrie Bailey replied that Precision Landscape is here on Wednesday of each week throughout the year and they mow, edge, trim hedges and remove leaves and debris. Watering is done with soaker hoses and timers where we have new plantings. Residents are responsible for watering anything they plant in pots.
- II. MEETING CALLED TO ORDER - A quorum was present. The meeting was called to order by the president, Darrell Traeger, at 6:26 PM.
- III. MINUTES – The minutes of the March 28, 2017 Board of Managers Meeting were distributed. Nancy Baker moved that we accept the minutes as presented. The motion was seconded and approved by all board members.
- IV. ACTIONS TAKEN VIA EMAIL: None.
- V. MANAGERS REPORT – Carrie Bailey- **Many Thanks to Joe Dobbs for his help with the clean-up/organization of work and storage areas** in the Utility Building which has greatly enhanced the appearance in time for the Utility Building Open House on Saturday, May 6<sup>th</sup> 10:00 A.M.
- VI. TREASURER'S REPORT— Joe Dobbs. Report is attached to the minutes. The Treasurers' Report was filed for audit.
- VII. COMMITTEE REPORTS:
  - A. FINANCE COMMITTEE- Joe Dobbs
  - B. BUILDING COMMITTEE- Darrell Traeger, no report
  - C. LANDSCAPE COMMITTEE – David Dover reported that the committee has approved a plan to install very hearty, low-profile plants and hardscape on the Preston Road median since this is the "face" of the community and landscaping was planned to follow the hedge removal and fence installation in 2014.
  - D. ENERGY COMMITTEE-No Report.
  - E. RULES COMMITTEE- Jeff Hughes. Reviewed how the Uniform Condominium Act, Chapter 82 of the Texas Property Code, shaped the 2016 Rules revisions. Jeff also suggested that certain Rules be highlighted in our Community Newsletter to encourage compliance. In light of RMWBH's vetting of the proposed smoking ban--provided that it will apply *only* to the pool and community building--Jeff moved that we have RMWBH draft a Resolution to ban smoking for that area. It was seconded by David Dover and the motion was approved.
  - F. COMMUNICATIONS – Judith Lyle, Susie Brown and Joy Duran received a huge "Shout-Out" from the Board for their hard work in producing an outstanding Quarterly Newsletter. Judy Lyle reported that they have the format "locked-in" and will be able to continue to produce Newsletters of similar quality in the future. They also agreed to start featuring certain of our Rules in the Newsletter.

- G. HOSPITALITY COMMITTEE – Jo Leeper. See NEW BUSINESS
- H. CRIME WATCH – Nancy Baker reported that the same resident is continuing to charge his electric vehicle in violation of our Rules. Nancy reported on recent scams: a group of women with small children promoting an “off-brand” religion was attempting to solicit donations on a Sunday morning; a new voicemail scam telling people to send money for “failing to serve on a jury.” Finally, Nancy stated that residents need to remember to CALL 911 to report late-night disturbances!
- VIII. UNFINISHED BUSINESS – See managers’ report attached.
- IX. NEW BUSINESS
  - A. A motion was made to put out a Voice Friend message asking for any volunteers to work on the Library and if there are no volunteers, the contents will be donated. The motion was seconded and the motion carried.
  - B. UTILITY BUILDING OPEN HOUSE & BRUNCH Saturday May 6<sup>th</sup> 10 a.m. TO NOON.**
- X. EXECUTIVE SESSION – DELINQUENCIES, STAFFING AND LEGAL.
- XI. The MEETING was ADJOURNED at 8:43 PM.

Next Board Meeting is scheduled for Tuesday, MAY 23, 2017 at 6:00 PM.

*Jeffrey M. Hughes*

Jeffrey M. Hughes, Secretary