

PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.
MINUTES—BOARD OF MANAGERS MEETING—May 23, 2017

Board Members Present: Nancy Baker, Jeff Hughes, Jo Leeper, Darrell Traeger, Joy Duran, Dan Burbine.

Members Absent: Joe Dobbs, David Dover.

Operations Manager: Carrie Bailey

Homeowners Present: Susie Brown, Deborah Traeger, Phyllis Wells.

- I. OPEN FORUM
 - A. Phyllis Wells asked for clarification about the schedule for recycle pickup. Carrie Bailey replied that it is Mondays and Thursdays for the entire community.
 - B. Susie Brown reported that the country club is not going to have fireworks on July 4th this year. They will have an event for members and guests on July 3rd.
- II. MEETING CALLED TO ORDER - A quorum was present. The meeting was called to order by the president, Darrell Traeger, at 6:01 PM.
- III. MINUTES – The minutes of the April 25, 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- **The Utility Building Open House, held on Saturday, May 6, was a great success, with many homeowners in attendance. The Board expressed their appreciation to Carrie Bailey, who conducted multiple tours through the Utility Building, pointing out our new HVAC equipment and explaining how it has reduced our Energy Costs.**
- VI. TREASURER’S REPORT— Carrie Bailey presented the Treasurers Report in Joe Dobbs’ absence, due to illness. Report is attached to the minutes. The Treasurers’ Report was filed for audit.
- VII. COMMITTEE REPORTS:
 - A. FINANCE COMMITTEE- Joe Dobbs, no report.
 - B. BUILDING COMMITTEE- Darrell Traeger, no report. Dan Burbine asked when the potholes would be filled. Carrie said that we are waiting for a period of consistent hot temperatures.
 - C. LANDSCAPE COMMITTEE – David Dover. In David’s absence, Carrie Bailey reported that our landscape improvements along Preston Road will be completed by the next monthly Board meeting.
 - D. ENERGY COMMITTEE-No Report.
 - E. RULES COMMITTEE- Jeff Hughes. Jeff moved that The Board--having earlier read and approved RMWBH’s final language for the Certificate of Resolution to adopt a No Smoking Policy at the Pool and Community Building--approve the Resolution. It was seconded and approved unanimously. The Certificate of Resolution will be attached to our Governing Documents. Also, Jeff discussed the recent Dallas Morning News article which reported on the dramatic decline in the number of Dallas police officers. Finally, Jeff reminded the Board that we have seen a historic influx of new residents moving into our community over the past three years. The Board needs to remember to remind new residents of our Rules, where necessary, fully support Carrie Bailey, and uphold our community standards.
 - F. COMMUNICATIONS – Judith Lyle, Susie Brown and Joy Duran. Joy reported that the committee will try to get the next newsletter out by June 15, due to the upcoming Fourth of July event.
 - G. HOSPITALITY COMMITTEE – Jo Leeper. See NEW BUSINESS
 - H. CRIME WATCH – Nancy reported an incident in which two dogs attacked a resident who was walking her dog behind her townhome on Preston Road. The resident did not sustain any severe injuries—nor did her dog—but she was frightened and shaken up by the incident. The two dogs were outside and, although the owners had a temporary barricade, the dogs got around it and charged the resident and her dog. The resident immediately called 911. The Dallas Police told her to call Animal Control (311) who responded quickly to investigate. Animal Control filed a report of the incident. Carrie Bailey will send a letter to the Owners, citing a Notice of Violation. Dan Burbine, Nancy Baker

and Jeff Hughes will research similar incidents that have occurred in other HOA communities in the state of Texas to explore options and remedies. Finally, Nancy also reported that a pickup was stolen at the southeast corner of the intersection of Coolwood and Copperwood.

- VIII. UNFINISHED BUSINESS – See managers’ report attached.
- IX. NEW BUSINESS
 - A. BUDGET STATUS. Carrie Bailey reported that we are trending over budget on HVAC leaks, as well as Air Conditioning repairs, for year 2017. We budgeted \$60,000 for HVAC Leaks but have already spent \$44,000 to date. We budgeted \$5,000 for A/C repairs but have already spent \$28,000. Carrie said that if the trend continues, it may impact our discretionary spending for 2017.
 - B. JULY 3RD SOCIAL EVENT - On June 1st, a Voice Friend “Save The Date” message will go out notifying residents that June 28 will be the deadline to remit their payment of \$10 per person for our July 3rd Barbeque Social which will begin at 8:00 and end in time for the Kaboom Town fireworks display at 9:30. There will also be a reminder in the June 15 Newsletter. Jo Leeper, Susie Brown and Carrie Bailey have put a lot of time and effort into this and we are going to do everything we can to get the word out and promote the event to our residents. Red, Hot & Blue will cater the dinner and it will be BYOB. If we can get 75 or more registered, then Red, Hot & Blue will provide Full Catering service for \$180.00
- X. EXECUTIVE SESSION
 - A. DELINQUENCIES
 - B. LEGAL
 - C. APPOINTMENT OF BOARD MEMBER – Andy Pettit did not attend the March or April Board Meetings and did not advise that he could not attend. Therefore, a motion was made and approved for Andy to be removed from the Board. A motion was made and approved that Judy Lyle serve the rest of his term which ends in 2018.
 - D. The MEETING was ADJOURNED at 7:45 PM.

Next Board Meeting is scheduled for Tuesday, JUNE 27, 2017 at 6:00 PM.

Jeffrey M. Hughes

Jeffrey M. Hughes, Secretary