

PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC
MINUTES – BOARD OF MANAGERS MEETING – MAY 27, 2014

Board Members Present: Eugene Cantu, Delisa Day, Joe Dobbs, Jo Leeper, Judith Lyle, Betty Walley, Phyllis Wells.

Board Members absent: Elizabeth Santamaria, Joy Doran.

Operation Manager Present: Wanda Brinlee.

I. OPEN FORUM – 6:30 PM

Homeowners present: Joyce Webb, Jim Fountain, Rex Price, Kim Price Cantu

- A. Joyce Webb – stated her observations.
 - 1. Rent for the Clubhouse: Posted on the website \$25.00 vs \$50.00 as stated in the rules.
 - 2. Lockout Fee: Posted on the website as \$70.00 vs \$50.00 as stated in the rules.
 - 3. Regarding the use of soaker hoses for this year as stated in the minutes of June 2012 – will the association be using more soaker hoses?
 - 4. Recommended that we need more mulch in the planters.
 - 5. The Financials were posted quarterly – Jan, Feb, Mar. Will they be posted monthly now instead of quarterly?
- B. Jim Fountain – asked questions and made statements regarding the website and the monthly statements.
 - 1. What date will the statements be going out?
 - 2. Web site is working well but less than 50% of homeowners are using this.

3. Jim stated that he felt it was the responsibility of board or the operations manager to get more people to join the website. Wanda stated that she puts the request to go to the website in every newsletter. Jim feels we need to utilize the website more to notify the community about emergencies and also to be able to pay monthly homeowners dues on line.

II. MEETING CALLED TO ORDER – The meeting was called to order at 6:45 by President Jo Leeper.

III. MINUTES

The minutes of the APRIL 22, 2014 BOM meeting were distributed and read for corrections or additions. Joe Dobbs moved that the minutes be approved as distributed, the motion was seconded (Phyllis Wells) and unanimously approved.

IV. MANAGERS REPORT presented by Wanda Brinlee for weeks 4/30/2014, 5/23/2014.

The following points of the report were discussed:

1. The leak in the heating system will be repaired this summer.
2. The Reserve study received two quotes. There are no previous reserve studies for the association. Both studies were handed out to the board members for review and discussion at the next board meeting in June.
3. There was a lower gas bill this month
4. Wanda Brinlee thanked Betty Walley and Rex Price for volunteering in the office to organize the paperwork.

V. TREASURER'S REPORT for April was presented by Joe Dobbs.

A. The monthly profit and loss statement for April was presented.

B. The quarterly profit and loss statements for Jan, Feb, Mar, Apr, was presented.

The treasurer's report was filed for audit.

VI. COMMITTEE REPORTS

A. FINANCE COMMITTEE- no report

B. BUILDING REPORT- presented by Gino Cantu

1. Discussion of a gutter problem with several homeowners.
2. Discussion regarding new windows being installed on the property by homeowners. Our documents state only that there can be no change to the existing structure regarding windows.
3. There has been a recent incident with a dog in the pool area.
4. Discussed unlawful dumping of stuff in the alleys by contractors.
5. Rex Price recommended that we contact the code enforcement protocol through Crime Watch as well as the Fire Marshall to help with some of the fine issues.
6. Discussion followed regarding enforcement of the existing documents and rules.
7. Jo Leeper appointed Betty Walley to chair the Rules and Regulations Committee. Betty Walley moved to establish a committee to review and/or revise the existing Rules and Regulations. The motion was seconded (Phyllis Wells) and passed. Gino Cantu, Jo Leeper, Judith Lyle volunteered to be on this committee.
8. As of Jan 1, 2015 the Time Warner Cable Contract expires. Gino Cantu moved that we inform the residents that as of December 31, 2014 the association will sever ties with Time Warner and will not renew a cable contract. The motion was seconded (Phyllis Wells) and passed. Delisa Day abstained.

- C. ENERGY COMMITTEE- no report
- D. RULES COMMITTEE- newly formed
- E. COMMUNICATIONS- most current information on website
- F. HOSPITALITY COMMITTEE- presented by Delisa Day.
 - 1. 20-25 people came to the After Clean Up party. The committee will consider having another party in the fall.
- G. NOMINATION COMMITTEE- no report

VII. UNFINISHED BUSINESS –

- A. Preston Road Fence – The Operations manager discussed the 4 bids for the wrought iron fence.
 - 1. \$9,880.00 \$26.00 per linear foot
 - 2. \$11,400. \$30.00 per linear foot
 - 3. \$12,540.00 \$33.00 per linear foot
 - 4. \$12,540.00 \$34.20 per linear foot

The Board recommended setting a limit of 11,000 and having the operations manager negotiate with the bidders. The final vote for the fence contractor will be made via email.

Landscaping would involve pulling up the shrubs by the fence.

- B. Resale Certificates – Operations manager Wanda sent the new administrative fee to the attorney Bob Blend who is reviewing the information.
 - C. The glass door to office will be installed within the month.
 - D. Leased property documents are to be filed in office – Rex Price is working on gathering this information.
- Laundry room equipment lease – no new information.

VIII. NEW BUSINESS

- A. Jo Leeper reminded the Board of the importance of keeping confidential information confidential from executive sessions.
- B. Monthly Billings – operations manager discussed the situation where some people are not getting their bills and usually it is one owner with multiple properties.
- C. Bookkeeping- operations manager discussed the existing bookkeeping contract with the lawyer.
- D. Enforcement of Governing Documents – discussed earlier in meeting.

IX. There being no further business the MEETING was ADJOURNED AT 8:35PM.

A handwritten signature in black ink that reads "Judith Anne Lyle". The signature is written in a cursive, flowing style.

Judith Anne Lyle

Secretary