

PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC  
MINUTES – BOARD OF MANAGERS MEETING – JUNE 24, 2014

Board Members Present: Eugene Cantu, Delissa Day, Joe Dobbs, Joy Doran, Jo Leeper, Judith Lyle, Phyllis Wells.

Board Members absent: Elizabeth Santamaria, Delisa Day, Betty Walley

Operation Manager Present: Wanda Brinlee.

I. OPEN FORUM – 6:30 PM

Homeowners present: Joyce Webb, Jim Fountain, Judy Willis, Janet Kirkland, Mike Daly, Peggy Carrel, Carolyn Stricker

- A. Joyce Webb asked to be included on the search committee, asked a question about the use of soaker hoses this year, and the method of sending out invoice to the homeowners. Joyce also asked about the cobra insurance payment on the financial statement. The Operations manger answered her questions.
- B. Carolyn Stricker stated that the new (Simpsons) landscape company did not mow her yard after she asked them to. The Operations Manager stated that the landscape company takes directions from the office.
- C. Peggy Carrel asked about her enclosed patio space which is being charged as an enclosed space. The Operations Manager recommended she send the information to the office and the maintenance crew would look at it and determine the kind of space.
- D. Carolyn Stricker asked the same question as Peggy Carrel.
- E. Janet Kirkland stated that she has a neighbor with a satellite dish attached to the building. It is very clear in our rules that statellite dishes cannot be attached to any buildings. The Operations manager dissussed the current enforcement of the rules.
- F. Mike Daly stated the need for the cable boxes to be locked. Time Warner will be contacted.

II. MEETING CALLED TO ORDER – The meeting was called to order at 6:50 by President Jo Leeper.

III. MINUTES

The minutes of the MAY 27, 2014 BOM meeting were distributed and read for corrections or additions. The Operations Manager pointed out misspelling of Robert Bland and corrected to read Robert Blend. The minutes were approved as distributed and corrected.

IV. MANAGERS REPORT presented by Wanda Brinlee for weeks 6/16/2014, 6/20/2014.

The following points of the report were discussed:

- A. The landscaping company is being paid monthly and on a trial basis.
- B. Dead boxwoods were pulled out for \$500.00 by our current tree service company. To fill out the empty bed areas some plants will be moved from other areas and a few new plants and some ground cover will be added to the beds.
- C. The fence along Preston road is to be completed by July 4<sup>th</sup>.

- D. There has been no response from Bob Blend on new administrative fee for title change.
- E. As weather and budget permit we will move through the priority lists for homeowner painting.
- F. The Leasing Policy letter will go out with the next billing.

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

- A. The monthly profit and loss statement for MAY was presented.
- B. Year to date profit and loss statement was presented.
  - a. All funds are in the black.
  - b. The Cash reserve looks very good.
  - c. The goal is to have \$300 -350,000 in this account.
- C. The treasurer's report was filed for audit.

VI. COMMITTEE REPORTS

- A. FINANCE COMMITTEE- Joe Dobbs recommended that the board consider excluding employee insurance next year as it is too costly for our budget.
- B. BUILDING COMMITTEE- presented by Gino Cantu. Gino discussed the deterioration of outside of the property. The board agreed to make the structure of our property a priority.
- C. ENERGY COMMITTEE- No report
- D. RULES COMMITTEE- Betty Walley. Jo Leeper presented the report.  
At the Rules Committee meeting it was agreed that the existing rules and regulations already cover many issues. Jo Leeper moved and Judy Lyle seconded that the board consider enforcing "no private parties" in the meeting room or around the pool. The board discussed the pros and cons of this enforcement. The board needed more clarity on this proposed enforcement. The motion was tabled by Jo Leeper
- E. COMMUNICATIONS- Operations Manager. The website is updated with current information.
- F. HOSPITALITY COMMITTEE- Delisa Day. No report
- G. NOMINATION COMMITTEE- No report.

VII. UNFINISHED BUSINESS

- A. Preston Road Fence – The board approved the installation of the fence along Preston via email. The fence will be completed by July 4th at a cost of \$9,880.00 and \$26.00 per linear foot
- B. Reserve Studies - Joe Dobbs began the discussion of the two reserve studies the board reviewed. He does not think we would benefit from these two studies. The two studies are engineering studies not financial study. Jo Dobbs moved and Gino seconded that the two reserve studies be rejected. Phyllis Wells asked that we clarify the financial piece of the study. Jo Dobbs and Gino approved the rejection. The remaining board members rejected the motion. The reserve study is viable for further consideration.
- C. Landscape- discussed previously.
- D. Rental Policy – A letter is to go out to property owners about our leasing policy The HOA has reached the maximum of 75 units that can be rented. Homeowners who want to rent their units must write a request to the Operations Manager and get on the waiting list in the office.
- E. Laundry Contract – there is no response yet from the leasing person.

VIII. NEW BUSINESS

- A. Speed Limit signs inside the property – The Operations Manager recommended she talk to Prestonwood Country Club regarding speed signs. The property previously had speed signs and this would be reinstating those signs.
- B. Jo Leeper announced that Elizabeth Santamaria has resigned. Jo appointed Mike Daly to fill this position. Phyllis Wells moved and seconded that Mike Daly replace the vacant position left by Elizabeth Santamaria. The board approved this appointment.
- C. Jo Leeper appointed herself as acting chairperson of the search committee.
- D. A homeowner wants to remodel his bathroom. Homeowner gave schematics and had Maurilio look at the structure. A header is needed in low bearing wall. Gino Cantu moved and seconded that the remodel at 15930 Club Crest 1104 be approved. The board approved this motion.

VIII. There being no further business the MEETING was ADJOURNED AT 8:25 P.M.

IX. EXECUTIVE SESSION WAS CALLED TO ORDER AT 8:30 P.M. BY JO LEEPER

- A. Review and discussion of Homeowner financial issues.
- B. Review and discussion of Personnel issues
- C. The board took these issues under consideration.

EXECUTIVE SESSION ADJOURNED at 9:40 PM



Judith Anne Lyle

Secretary