

PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.
MINUTES—BOARD OF MANAGERS MEETING— JUNE 28, 2016

Board Members Present: Joe Dobbs, Jeff Hughes, Kenneth Kemp, Jo Leeper, Judith Lyle, Andy Pettit, Darrell Traeger, Betty Walley, Phyllis Wells

Members Absent:

Operations Manager: Carrie Bailey

- I. OPEN FORUM—6:00 PM Homeowners Present: Nancy Baker, Susie Brown
 - A. Nancy stated that she appreciated the clarity of the latest version of the rules and discussed some late night noise disturbances from the Preston Road resident area.
- II. MEETING CALLED TO ORDER –The meeting was called to order by the president Jo Leeper at 6:04 P.M.
- III. MINUTES - the Minutes of the MAY 24, 2016 Board of Managers meeting were distributed and read for corrections or additions. The minutes were accepted as distributed.
- IV. MANAGERS REPORT JUNE 28, 2016
 - I. Unfinished Business
 - A. Maintenance-
 1. Roofs- Roofing and gutter final inspections are in process. Repairs and paint touch-up where gutters are not being replaced will follow.
 2. HVAC Renovation
 - a. Air Conditioning System work completed on Chiller #1, Cooling Tower #1 to follow.
 - b. HVAC and Domestic Hot Water Boilers Installation scheduled for the week of 9/12/16.
 3. Utility Building Structure – Sheet rock complete, texture and painting in the Laundry Room and new light fixture installation to be completed this week
 4. 15902 Coolwood – Association work complete until interior work allows.
 - B. Administration
 1. Owner Insurance Certificates – ongoing
 2. Occupancy Status Report – 70 approved to be leased.
 3. Traffic light installation – City reported on 3/19 that there are no funds available and the list of approved lights has increased from 20 to 30. Criteria for private funding has been requested. Expected cost, \$175,000-\$220,000.
 4. FEMA - LOMA – Request for remaining buildings – re-submitted to FEMA.
 5. Pool Area Improvements -Gretchen Memorial. Eight chaise lounges which match existing chairs and slings, 6 foot inscribed bench, 4 new umbrellas, 6 side tables, a clock and 4 trash receptacles will be put out this week when painting is completed. Two rectangular dining tables should be delivered this week. Two light fixtures for the front of the building are to be installed this week also.
 6. PayLease 22 owners paid on line for May.
 7. Website and eUnify Owner account discrepancies have been corrected. Focus now will be on improving the website. Current updates are not visible.
 8. Parking Permits – Mailed to all residents on 6/24/2016, to be displayed by 7/1/2016.
 9. Parking Lot – Proposal for temporary repairs estimate received at \$27,008.
 10. Landscaping Improvements – planting completed at 14 of 15 planned locations. (Owner paid to have new Magnolia planted on Club Crest.)
 12. VoiceFriend – Owner and Resident information is being received and uploaded.
 13. Fourth of July – The Association will take no parking action regarding the Clubs of Prestonwood weekend events.
 - II. New Business
 - A. City of Dallas – Recycling Pilot Program/free dumpsters and collection is being discontinued. Residents will have to buy their own recycling bags.
 - B. Owner Requests for Approval:

1. Dan Burbine – Carports (attached) denied
2. Ali Kahla – Patio surround (attached) under review
3. Wanda Brinlee – Windows (attached) accepted

VI. TREASURER'S REPORT—Presented by Joe Dobbs and is attached to the minutes.
The Treasurers' Report was filed for audit.

VII. COMMITTEE REPORTS

- A. FINANCE COMMITTEE- Joe Dobbs had no finance committee report.
- B. BUILDING COMMITTEE- Darrell Traeger presented the report which included a discussion about patio enclosures.
- C. LANDSCAPE COMMITTEE – Betty Walley reported on the current landscape work completed this month.
- D. ENERGY COMMITTEE-No Report.
- E. RULES COMMITTEE- Jeff reported on the new rules.
- A. COMMUNICATIONS- Judith Lyle and Susie Brown discussed the Newsletter
- B. HOSPITALITY COMMITTEE – Phyllis Wells reported on the Coal Vines event which was very nice. A discussion of National Night Out in October.
- C. NOMINATIONS/ELECTION COMMITTEE-No report.

VIII. PAVING PROJECT – Kenneth Kemp discussed the paving issue earlier in the meeting.

IX. UNFINISHED BUSINESS - See Manager's Report. Kenneth Kemp discussed the parking situation regarding people who are parking diagonally. Letters will be sent out to the violators with fines attached.

X. NEW BUSINESS—See Manager's Report.

XI. ADJOURNMENT

There being no further business the MEETING was ADJOURNED AT 7:55 P.M.

Next Meeting is scheduled for Tuesday, JULY, 26 at 6:00 PM.

Judith Anne Lyle



Secretary