

PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC  
MINUTES – BOARD OF MANAGERS MEETING – JULY 22, 2014

Board Members Present: Mike Daly, Delisa Day, Joe Dobbs, Joy Duran, Jo Leeper, Judith Lyle, Betty Walley, Phyllis Wells.

Operation Manager Present: Wanda Brinlee.

I. OPEN FORUM – 6:30 PM

Homeowners present: Jim Fountain, Chris Burns

II. MEETING CALLED TO ORDER – The meeting was called to order at 6:35 by President Jo Leeper.

III. MINUTES

The minutes of the JUNE 24, 2014 Board of Managers meeting were distributed and read for corrections or additions. Delisa Day listed both absent and present corrected to “Delisa Day present.” Joy Duran’s name spelling was corrected from “Doran” to “Duran.” Under New Business the words “low bearing” should read “load bearing.” The minutes were approved as corrected

IV. MANAGERS REPORT presented by Wanda Brinlee for weeks 6/24/2014, 7/1/2014, 7/18/2014

The following points of the report were discussed:

- A. Simpson Landscape is being used through July and August as an on-call basis only.
- B. Several homeowners have requested the Association provide another Cable TV contract. Jo Dobbs moved that we run a survey on how many homeowners out of 246 units would want a cable contract with Time Warner, or with another cable provider, or choose their own service. The motion was seconded by Phyllis Wells and passed by the board.
- C. The Operations Manager requested to place 15 MPH speed limit signs on the property. Approximately 4 signs at \$30.00/sign.
- D. The audit is ready to be delivered.
- E. Two homeowners protested the monthly charge for their enclosures. The rules state if the enclosures restrict the flow of air the homeowner is charged a fee for that space. Both homeowner have enclosures that restrict the flow of air and therefore, they are charged for the enclosed space monthly.
- F. Notice of a Webinar on Enforcing Rule and Regulations on the 31<sup>st</sup> of July for Board Members in the Operations Manager’s Office.
- G. A potential person for bookkeeping services spoke to us about her work.

V. TREASURER’S REPORT for JUNE was presented by Joe Dobbs.

- A. The monthly profit and loss statement for JUNE was presented.
- B. The year to date profit and loss statement was presented.
- C. 14% of our income is put into the reserve funds monthly.
- D. The treasurer’s report was filed for audit.

## VI. COMMITTEE REPORTS

- A. FINANCE COMMITTEE- Joe Dobbs. No report
- B. BUILDING COMMITTEE- Mike Daly. This committee is working on a property lighting review.
- C. ENERGY COMMITTEE- No report
- D. RULES COMMITTEE- Betty Walley.
  - 1. Rules Committee Meeting was held on Saturday 19<sup>th</sup>. The committee discussed many ways to enforce the existing rules.
  - 2. Betty discussed the Fire code regarding grilling. The grill has to be 10 feet from a wooden structure. The fine is \$600.00. There is no grilling allowed in the parking lots near any cars.
  - 3. Betty discussed pool Issues. There have been problems with use of the pool by people who do not live on the property.
  - 4. Per our existing rules a satellite dish attached to any building structure is not allowed. The dish can be attached to a porch railing or stand in a container on the porch.
  - 5. Another annoying issue is the lack of homeowner or renter responsibility to pick up their dog's poop.
  - 6. The board discussed how to enforce rules around the pool and elsewhere. There was a recommendation from Betty to hire a security person on the weekends who would be capable of issuing citations for infraction of rules. No action was taken.
- E. COMMUNICATIONS- Operations Manager. The website is up to date.
- F. HOSPITALITY COMMITTEE- Delisa Day. No report.
- G. NOMINATION COMMITTEE- No report.

## VII. UNFINISHED BUSINESS

- A. Reserve Studies
  - 1. Jo Leeper discussed the Reserve Studies. This property has never had an analysis. Jo recommends that we have a study for this property. Betty Walley moved that we move forward with a reserve study. A discussion followed regarding the process of the study and how often it is updated. Joy Duran seconded. Jo Dobbs voted no. The board approved the motion.
- B. Laundry Contract
  - 1. The laundry contract has not been renewed to date.

## VIII. NEW BUSINESS

- A. Vacancy on Board
  - 1. Chris Burns was appointed to the board to fill the vacancy of Gino Cantu who resigned. The board approved the appointment.

B. Elect Vice President

1. Joy Duran was appointed as the Vice President. The board approved the appointment.

VIII. There being no further business the MEETING was ADJOURNED AT 8:45 P.M.

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

- A. Personnel Matters
- B. Receivables

EXECUTIVE SESSION ADJOURNED at 9:40 PM

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

Judith Anne Lyle

Secretary