

PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC
MINUTES – BOARD OF MANAGERS MEETING – AUGUST 26, 2014

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

Members Absent: Joy Duran,

Operation Manager Present: Wanda Brinlee.

I. OPEN FORUM – 6:30 PM

Homeowners present: Jim Fountain, Betty Jo Patten, Nancy Baker, Joe Lujan

- A. Nancy Baker discussed the information from the Crime Watch Committee. Dalla Police Officer Lutz spoke to the committee emphasizing that safety depends on the oprn communication of the all the homeowners. He recommended we keep our community aware of what is happening from Preston Road to Club Crest. The best safety is a community that looks after and takes care of each other. If you see a crime in progress **call 911**. The committee is available to discussion Crime Watch with any homeowner.
- B. Betty Jo Patten also a Crime Watch Committee member asked questions regarding the number of rental units, how many are owned by a corporation, are our documents given to renters , what is the liability of a renter?
Board member Andy Petit responded that the owner is liable for the property insurance and the renter is liable for the contents of the condominium.
- C. Jim Fountain asked the current status of FHA. The association does not have certification. The association is working to apply for that certification.

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

III. MINUTES

The minutes of the JULY 22, 2014 Board of Managers meeting were distributed and read for corrections or additions. Corrections included: Under unfinished business stating “The laundry contract is now updated” to corrected wording “A letter has been written regarding the laundry contract.” Under Treasurer’s report replace the word MAY with word JUNE. The minutes were approved as corrected.

- A. The board unanimously accepted the appointment of Andy Petit to serve out the term from Chris Burns who resigned.

IV. MANAGERS REPORT presented by Wanda Brinlee for weeks 7/31/2014, 8/22/2014

The following point of the report was discussed:

- A. The FEMA 100 year flood plane has changed and our insurance company is requiring flood insurance be added to our insurance plan at an additional yearly cost of \$24,668 to the association. A survey is required to protest this classification.

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

- A. The monthly profit and loss statement for JULY was presented.

1. The year to date profit and loss statement was presented.
2. \$10,000 was transferred to the reserve account.
3. The treasurer's report was filed for audit.

VI. COMMITTEE REPORTS

A. FINANCE COMMITTEE- Joe Dobbs stressed that one of our financial goals is to have \$350,000 dollars in the reserve account by the end of his term.

B. BUILDING COMMITTEE- Mike Daly.

1. Mike discussed the two Italian Cypress in front of the property at 15901 Archwood Road. Operations Manager reported that she has not found anyone to trim the trees. Mike will contact the city of Dallas regarding the trees.
2. Discussion about the meeting with Maurillio regarding the age and functioning of our equipment and the replacement of lighting. LED lights will eventually replace existing lights.
3. The existing cameras are wireless and record any activity. There is limited range on the wireless, however the pictures are clear. Mike's recommendation is that the maintenance crew continues to check video every morning.
4. Homeowners are moving satellite dishes to the correct places.

C. ENERGY COMMITTEE - No report

D. RULES COMMITTEE- Betty Walley.

1. A Rules Committee Meeting was held on August 18th. The committee discussed better ways to enforce the existing rules.
2. Betty spoke to Sergeant Herrera of the Dallas Police Department regarding the ways to keep our community safer.

E. COMMUNICATIONS- Operations Manager stated that Website is always updated with the most current homeowner information.

F. HOSPITALITY COMMITTEE- Delisa Day.

1. Phyllis Wells will help Delisa Day with the upcoming social events.

G. NOMINATION COMMITTEE- No report.

VII. UNFINISHED BUSINESS

A. Reserve Studies

1. Jo Leeper discussed the Reserve Study and stressed the financial importance of having this study. The study is expected to be complete in September.

B. Laundry Contract

1. The laundry contract has not been resolved.

- C. Jo Leeper discussed the Time Warner Survey results. Seventy-eight people voted to have the association offer a bulk contract for cable. The decision to not extend the Time Warner Contract into 2015 remained.
- D. Andy Petit moved and seconded that we terminate the contract with Mahill Consulting September 15th with a two week notice terminating all access to our account.
- E. Jo Dobbs moved that we hire Linda Huffaker to be onsite bookkeeper for 20 hours a month to begin Wednesday, September the 3rd with an agreement for services. The motion was seconded and passed by the board.

VIII. NEW BUSINESS

There was a brief discussion of the leasing policies and the rental list. As reported by the Operations Manager the Homowner Renter List is working and homeowners are pleased that the list moves fairly quickly.

VIII. There being no further business the MEETING was ADJOURNED AT 8:15 PM



Judith Anne Lyle

Secretary