

PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.
MINUTES—BOARD OF MANAGERS MEETING—SEPTEMBER 22, 2015

Board Members Present: Mike Daly, Joe Dobbs, Jeff Hughes, Kenneth Kemp, Jo Leeper, Judith Lyle, Andy Pettit, Betty Walley

Members not present: Phyllis Wells

Operations Manager: Carrie Bailey

I. OPEN FORUM—6:00 PM Homeowners Present: Nancy Baker,

A. Nancy Baker discussed car break-ins not on our property reminding everyone to lock their cars. She also asked what the policy is on cars parked over a month in a parking space with expired tags. Carrie Bailey reminded everyone to call the office to make a report.

II. ANNOUNCEMENT OF EXECUTIVE SESSION – LEGAL, VIOLATIONS, DELINQUENCIES

III. MEETING CALLED TO ORDER –The meeting was called to order at 6:05 PM by the Vice President, Mike Daly.

IV. MINUTES - The minutes of the August 28, 2015 Board of Managers meeting were distributed and read for corrections or additions. The following corrections were made: Joe Dobbs removed from board members present.

The minutes were accepted as corrected.

I. V. MANAGERS REPORT—September 22, 2015 presented by Carrie Bailey Unfinished Business

A. Maintenance-

1. Foundation issues: 15919 & 21 Preston; bid has been requested.
2. Electrical-Oversized Breakers – Breakers being changed out on 9/24.
3. Insurance Claims - Roof hail damage – Vendor Selection.
6. Trane HVAC Analysis – Engineering reports are in process; results expected the week of 10/12.
7. Utility Building Structural Repairs – North wall repairs will be done on 10/1. Power will be turned off at 8:00am for the entire community and be back on by 5:00pm. Notice is being distributed on 9/23. Floor system support for the second floor will follow.
7. Pet waste stations – Complete.
8. HVAC Air Handler replacements – three are scheduled for October.
9. Street signage replacement – no update.
10. 15902 Coolwood – Association work complete until interior work allows.
11. Exterior Paint on several properties is in process.

B. Administration

1. Time Warner Cable - Collections – Complete.
2. Owner Insurance Certificates – additional fines assessed for one owner owning two properties.
3. Occupancy Status Report – 75 leased – one on waiting list.
4. Traffic light Request – Approved by the City of Dallas on 4/9. Follow-up last week - TXDoT has not responded. No additional information.
5. Utility Usage Reports – In process.

6. HUD approval for FHA Loans – Complete – 1st loan in process.
7. FEMA- Flood plain – Request for remaining buildings submitted on 9/21/15.
8. Country Club construction still in process.
9. Fire at 5837 Copperwood #1133 on 8/14/15. Repairs complete -Letter to be sent to owners and residents about smoke detectors.
10. Utility Building work areas were cleaned out for the structural repairs to the building and the Boiler Replacement Project. Rather than having dumpsters that Residents could also use, a crew came and loaded the debris and handled disposal for \$300. (Two bread trucks and two pick-up loads 9:00 am to 4:00 pm on 8/29.
11. Insurance renewal complete – Increase of 25% due to increased square footage and roof claim.

VI. TREASURER’S REPORT—Presented by Joe Dobbs (See attached Financials)

The monthly Profit and Loss Statement for September 2015 was presented.

Account Balances:

Cash Accounts

Operating/Reserve Money Market	\$220,301.07
Operating Checking	21,022.06
Operating Debit	<u>1344.73</u>
Sub-total:	\$242,667.86

Reserves

Reserves CD	<u>\$251,117.00</u>
Total:	\$493,784.86

The treasurer’s report was filed for audit.

VII. COMMITTEE REPORTS

- A. FINANCE COMMITTEE- Joe Dobbs discussed creating the budget early to be in effect by January 2016 and to reflect a dues increase of 6 cents per square foot per unit in order to pay off the loan for the boilers. This loan has to be paid off in three years.
- B. BUILDING COMMITTEE- Andy Pettit. Discussion of Roofing Committee. Extensive survey began of 6 vendors. The Committee met with 4 of the remaining vendors. Two vendors were clearly stronger. The committee recommended RE Reconstruction Experts, Inc. as the vendor for the roofing project which will begin in 2016. Joe Dobbs moved that the board accept the findings of the committee to use RE Construction Experts, Inc. for the roofing project. Jeff seconded. Andy and Kenneth abstained. The motion passed.
- C. ENERGY COMMITTEE-No Report.
- D. RULES COMMITTEE-Betty Walley, Jeff Hughes. The Rules Committee has almost completed the revision of the rules. The new version of the rules will be voted on next month.
- E. COMMUNICATIONS-Mike Daly and Judith Lyle reported that we have almost a hundred residents signed up for the website.
- F. HOSPITALITY COMMITTEE-Phyllis Wells and Kenneth Kemp. Kenneth reported that 67 people showed up to the happy hour party at Prestonwood Country Club. The food ran out fairly early and some late comers to the event did not received food or drink tickets. The committee is planning on another event in about 90 days.
- G. NOMINATIONS/ELECTION COMMITTEE-No Report

VIII. UNFINISHED BUSINESS - See Manager's Report

IX. NEW BUSINESS—See Manager's Report.

X. EXECUTIVE SESSION

- A. Violations
- B. Delinquencies
- C. Legal issues

XI. MEETING ADJOURNMENT

There being no further business the MEETING was ADJOURNED AT 7:15 PM.
Next Meeting is scheduled for October 27, 2015 at 6:00 PM.

Judith Anne Lyle

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

Secretary