

PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.

APPROVED MINUTES—BOARD OF MANAGERS MEETING –Mar 24, 2026

The Clubs of Prestonwood-The Creek

Board Members: Jim Eason, Nancy Baker, Susie Brown, Rick Wilson, Ky Scott, Malena Marshall, Erica Clem, Johnna Gray

Operations Manager: Carrie Bailey; Office Manager: Tonie Daly

Owners: Delisa Day, Martha Burks, Tony & Sushma Peters, Dinorah & William Ward, Marilyn & David Campbell, Barbara Wertz, Delisa Day, Pat Esser, Laura Nikolauo & Chuck Sayer, Patsy Phelan Cecilia Gray, Chris Unger and Wanda Brinlee.

DETERMINATION OF A QUORUM There is a Quorum

- I. EXECUTIVE SESSION – 6:00 PM
- II. CALL TO ORDER – 7:08 p.m. by Carrie Bailey for President, Amanda Wells.
- III. MINUTES – Malena moved to approve the 2/3/2026 Meeting Minutes, 2nd by Nancy, all approved.
- IV. BOARD ACTIONS TAKEN BY EMAIL: none
- V. EXECUTIVE SESSION SUMMARY/VOTING -Board voted not to waive late fees for account #223
- VI. MANAGERS REPORT – Carrie Bailey - Manager's Report attached.
- VII. UNFINISHED BUSINESS – See Manager's Attached Report.
- VIII. NEW BUSINESS – Carrie Bailey

A. Our insurance loan security CD with North Dallas Bank and Trust (NDBT) is expiring next week. The insurance loan is secured by future assessments as well as our \$264,930 CD, I requested that the amount of the security CD be reduced. Our bank officer, Jordan Vineard, got approval to reduce it to \$150,000. This allows us to purchase a new CD for our Wind and Hail deductible in the amount of \$150,000 with \$114,930 coming from this CD and \$35,070 from the NDBT MM account. Five banks and one credit union as well as T-Bills were shopped to find the best terms (Spread sheet with details provided to the board). Credit Union of TX (CUTX) has a CD with no penalty for cashing it in with a 3.6% interest rate. The best rates available are for 12-month terms. After review, Jim made the motion: **PWCCCA to buy a new Insurance Deductible CD for \$150,000 from CUTX at 3.6% with no penalty for withdrawal.** Johnna 2nd and motion passed with **unanimous approval.**

B. GAF Lawsuit – Of the \$25,000 approved for legal fees, \$23,584 has been spent. Since Leland de la Garza of Hallett & Perrin (law firm) set the expectation that \$25,000 would cover legal fees needed for all requirements up to going to trial, he has committed to waive addition attorney fees and work on a contingency basis going forward. There are other direct costs for court filings, depositions and mediation that will be incurred to continue the suit. Jim made a motion: **Allocate an additional \$10,000 in legal expenses to continue the GAF lawsuit on the mansard roofs.** Johnna 2nd. **Unanimous vote to approve.**

C. 1157-Owner passed away in 9/2025 without heirs. Bio-sanitation crew completed treatment on 1/21 costing \$6,250 which was charged to the unit and was to be collected when title transfers. However, we filed a claim on the homeowner's insurance policy, and they paid the full amount.

IX. OFFICER & COMMITTEE REPORTS

- A. TREASURER'S/ FINANCE-Jim Eason- Report to follow.
- B. BUILDING- Chair: Carrie for Amanda Wells – Inspection of the community to assess the building needs and priorities will be done on 4/8/2026.
- C. BYLAWS & RULES – Malena Marshall – putting together ideas for enforcing rules and will present it to the board.
- D. LANDSCAPE – Ky Scott- Be on the lookout for a message to discuss a meeting time and ideas.
- E. Government Relations – Rick Wilson

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1. Creek erosion at the country clubs south parking lot has caused the removal of the trash compactor and use of open an open dumpster. This has increased our pickups from once every two weeks to 3 times a week: on 3/19 Rick, Carrie and owner Mark Webb, a civil engineer, met with Dallas Water officials and country club management to see if the city was responsible for erosion control. The City will not do anything about the erosion; it is on Club Corp. The club is being sold, and the cost of needed retaining walls will not be approved until after the sale. The club is considering moving the trash enclosure to north of the tennis courts permanently due to the erosion and has talked about charging us to use it. We will get bids to place an enclosure on condo property. In the meantime, we are working to get the club to share the cost of moving the power source so that the compactor can be reinstalled and reduce our trash expenses.
2. Traffic light: On Thursday, 3/26 at 6:30 pm, will be a budget meeting at Fyske library. Please have as many owners attend to ask them to allocate \$ for capital improvement.
3. Spectrum cable box at east end of Copperwood: the box was missing and the cable lines were tied to one of our trees. As a Spectrum customer, a complaint was filed and a new box has been installed.
4. Power lines at Copperwood and Preston: Turned in a ticket with Oncor, they inspected and scheduled the telephone post and cross bars to be replaced.
- F. COMMUNICATIONS – Susie Brown – Quarterly NewsBlast, Spring edition is coming out and will communicate what we are doing on the board. The committee serves as the conduit between the board, the committees and owners.
- G. SOCIAL and HOSPITALITY-
 1. Johnna Gray -Social Part – July 3rd, big event, talked about the luau again, 1. On April 12th a community scavenger hunt is being planned. It will be a photo hunt starting at the pool house with prizes for the winners. This will be a meet and greet for the board members and a time for encouraging others to join committees. This will be followed by a Luau on May 30th, Independence Day Celebration on July 3rd and a Halloween Trick or Treat on October 31st.
 2. Erica Clem, if anyone wants to help with the hospitality committee, we need help to do that. We need ideas on how to meet the new people, welcome. Our emails will be posted.
- H. COMMUNITY NETWORKING – Nancy Baker reported on our community, neighborhood, and city.
- X. MEMBER COMMENTS
 - A. Cecilia Gray: Have we thought about getting a speed limit sign on Country Club Dr? Walking my dog across is very dangerous. We look and it still feels like they are trying to get us. Nancy Baker replied that there are signs, but they are not effective.
 - B. Barbara Wertz, how many play Mah Jongg? Why don't we start a Mahjong club? It is popular and helps the older brain.
- XI. MEETING ADJOURNMENT – Motion to adjourn Malena, all approved. Meeting adjourned at 7:57 p.m.

The next Meeting will be on May 26.

Tonie Daly, Office Manager for Susie Brown, Secretary