

PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.,
APPROVED MINUTES—BOARD OF MANAGERS MEETING –May 20, 2025
The Clubs of Prestonwood-The Creek

Board Members: Jeff Hughes, Jim Eason, Nancy Baker, Phyllis Wells, Amanda Wells, Susie Brown, Rick Wilson

Absent Board Members: Marty Park

Operations Manager: Carrie Bailey; Office Manager: Tonie Daly

Owners: Delisa Day, Stella Shaw, Wanda Brinlee, Janice Moore (1023), Malena Marshall, Marilyn & David Campbell, Shawn Hall, Jacob Shannon, Ky Scott, Afsaneh Nedjat Ghaffar, Sandra Karam and Maritza Rodriguez
DETERMINATION OF A QUORUM There is a Quorum

- I. EXECUTIVE SESSION – 6:30 PM
- II. CALL TO ORDER – The meeting was called to order by President, Jeff Hughes, at 7:25 p.m.
- III. MINUTES REVIEW AND APPROVAL Motion to approve March Minutes: Nancy Baker, 2nd by Phyllis Wells-All Approved
- IV. BOARD ACTIONS TAKEN BY EMAIL – None
- V. EXECUTIVE SESSION SUMMARY/VOTING – Carrie Bailey-4 requests to the Board:
 - A. 1453906- Their car was wrecked and parked on the opposite side of the property. There was no permit, no license plate on record, we towed the car. The owner was charged storage fees over \$300. They are requesting the HOA cover the \$237.58 towing fee, asking, “Can’t you help me out?” Motion was made on the request by Jeff Hughes, Jim Eason 2nd -All voted not to pay the towing charge.
 - B. 701448 Investor / owner delegated monthly payments to his wife, she had issues with the portal and did not report this to the office. She assumed he had made the payments. They are requesting all late fees be waived, \$1,392.84 as they are a 20-year owner. All the delinquent assessments have been paid. Motion was made on the request by Jeff Hughes, Jim Eason 2nd -All voted not to waive the late fees.
 - C. 2803363 Investor / Homeowner had a portal issue; they paid online and wrote an NSF check resulting in a \$50 fee. They are asking us to please waive the fee due to inability to use the portal. Motion was made on the request by Jeff Hughes -All voted not to waive the NSF charge.
 - D. 701383 Long Term owner of 2 units missed making the January 2025 payment for both units. They made the Feb, Mar and April Payments. As the email states in the body, these are the charges for this month, please open the attachment to see the actual amount owed, most people pay from the body & don’t open the attachment and the office never contacted them about the delinquent charges, they request the board waive the late fees for both condos \$180.20 and \$179.36. Motion was made on the request by Jeff Hughes.-All voted to waive the fees.
- VI. Jeff Hughes delivered the sad news, Board member Dan Burbine passed away 8 days ago. His daughter Shannon will be living in his condo. A letter of condolence was sent today.
- VII. MANAGERS REPORT – Carrie Bailey - Manager’s Report attached.
- VIII. UNFINISHED BUSINESS – See Manager’s Attached Report. *CB requested Board approval to move forward with the installation of the metal mansard roof. Phyllis Wells asked if the voting was subject to getting the money from GAF? NO. Was any money set aside for this this in 2025? Yes, a CD was set aside for this year for this expense.* Jeff Hughes moved to approve RAI Group of TX to install metal roofing to all mansard roofs at a cost of \$106,000. There is a 5-year warranty on installation, and a 20-year warranty on the product. Nancy 2nd=unanimous in favor.
- IX. NEW BUSINESS
- X. OFFICER & COMMITTEE REPORTS
 - A. TREASURER’S/ FINANCE-Jim Eason- Provided our current financial information.
 - B. BUILDING- Chair: Jeff Hughes for Marty Park – No issues, nothing new to report.
 - C. BYLAWS & RULES – Rick Wilson –

1. Rick showed a video about Grills and grilling and intends to put it on the website. He explained the risks of using large propane tanks or charcoal as he has personally been in 3 apartment fires. Also, open flame devices are against City and county ordinances & the Rules. (NOTE: 16.4 OZ. BUTANE CANNISTERS OR ELECTRIC GRILLS ARE PERMITTED.)

2. Trash and recyclables- namely not breaking down boxes. He recommends centrally located recycling containers for each alley, possibly placing one at each end. *Phyllis recognized there will be push back from the residents near the gates, especially if the containers are tall. She requested Rick to bring photos of examples to the next meeting.*

3. Parking – a. There are wrecked cars on property. If it must stay here, park it on the west parking lot and let the office know it is there. Also, looking to replace the hang tag parking permits with static stickers so newer cars have a way to display.

4. Doggy Doodoo - Still having an issue, when you are out walking and see your neighbor with their dog, please talk about picking up.

D. LANDSCAPE –Phyllis Wells – Plants previously selected are being planted. Carrie and Phyllis will select candidates for the Beautification Award, and the committee will select the winner. Phyllis will recuse herself from the selection committee. Phyllis is still trying to find someone to come to the community and teach a container gardening class. Of the 4 she has contacted, 3 have not returned her calls and the other wanted \$1,500. It was recommended to call the Richardson or Dallas County Extension. Wanda Brinlee to follow up on that suggestion. Agave pruning complete, the flowering plants remain.

E. COMMUNICATIONS – Susie Brown the first “NewsBlast” as the newsletter will be called, will be distributed in June so it can include photos of the May 31st Luau. New editions of the NewsBlast will follow each Board meeting, about every two months. It will be posted on the website and sent via email and text to all residents. It will include updates from the committees, details about upcoming events and meetings, photos and timely articles. We will continue to use electronic means to avoid spending money on postage for the newsletter

F. SOCIAL-Amanda Wells – We are excited about our Hawaiian luau on May31st, like a summer kickoff party, light snacks, pina colada Sundays, with or without rum! Introducing PWCCCA’s new Mascot!! See you there!

The next Book Club Meeting is 6/11/2025 Not the 4th, at 630 pm. Thank you Pat Esser! Everybody is invited.

G. COMMUNITY NETWORKING – Nancy Baker reported on our community, neighborhood, and city.

XI. MEMBER COMMENTS:

A. Maritza Rodriguez – While we are working on a new platform for the portal, please consider multi factor authentication for enhanced security

B. Wanda Brinlee – She is confused about the numbers on the roofing, she understood \$106,000 for vendor to put the metal on, what was the \$76,000? Per Carrie, the \$76,000 was to replace with asphalt shingles. Funds from GAF will be applied to cost.

E. Delisa Day – Regarding the Dog Issue – for those walking their dogs, take 2 bags and when you see someone walking their dogs without a bag, offer them your second bag.

F. David Almeida – He noted there are 3 times as many dogs which makes the issue more noticeable.

XII. MEETING ADJOURNMENT – 8:47 PM.

The next BOM Meeting will be on July 22, 2025, at 7:00 P.M.

NOTE: The July meeting was postponed to 8/26/2025