

PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.
MINUTES—BOARD OF MANAGERS MEETING – JUNE 23, 2020

Board Members Present: Nancy Baker, Pat Barnett, Joe Dobbs, Pat Gleason, Jeff Hughes, Judy Lyle, Darrell Traeger. Present via Zoom: Dan Burbine, Martha Burks

Members Absent: None

Operations Manager: Carrie Bailey

Homeowners Present:

Jim Eason, Deby Warner, Zuelian Zheng - gee – no one else signed in – let's check with Darrell on this – I'm thinking the Mahers were there and probably Barbara Wertz ?

- II. MEETING CALLED TO ORDER - A quorum was present – the meeting at Prestonwood Country Club and on Zoom was called to order by the president, Darrell Traeger, at 6:34 P.M.
- III. MINUTES – The Minutes of the MAY meeting were approved via email
- IV. BOARD ACTIONS TAKEN BY EMAIL - The Board approved the Minutes from the MAY 26, 2020 meeting.
- V. MANAGERS REPORT – Carrie Bailey- See attached Mangers Report
During the Electrical Remediation, it has been found that many condos have fixed doors above the microwaves. There is a receptacle behind these panels that require remediation. In addition, for safety reasons, the building code requires that the receptacle be accessible. If a fire starts in the microwave, you must be able to unplug it. This means that the fixed panels need to either be converted to doors or removed.
- VI. TREASURER'S REPORT— Jeff Hughes report is attached to the minutes and was filed for audit.
- VII. COMMITTEE REPORTS:
 - A. FINANCE COMMITTEE- Jeff Hughes: See attached reports.
 - B. BUILDING COMMITTEE- Darrell Traeger had no report.
 - C. LANDSCAPE COMMITTEE – Dan Burbine had no report.
 - D. RULES COMMITTEE – Pat Gleason had no report.
 - E. COMMUNICATIONS – Judith Lyle had no report.
 - F. HOSPITALITY COMMITTEE – Martha Burks discussed Chunk your Junk weekend.
 - G. CRIME WATCH – Nancy Baker discussed crime issues in the neighborhood: lock your car, do not leave valuables in your vehicle, be aware of your surroundings.
- VIII. UNFINISHED BUSINESS
- IX. NEW BUSINESS
 - A. This meeting marked the inaugural Zoom Meeting allowing both board members and owners to attend the meeting via the Zoom App. Links to the upcoming meetings will be included in the invitations which are sent to all owners via text and email through the VoiceFriend system. Owners not receiving these monthly invitations need to contact the office to update the contact information.
 - B. The landscaping contractor, Brightview Landscape Services, submitted a new annual contract for \$21,800.40 which is an 8% increase over the 2016 price. The original contract was signed in 2015 with Precision Landscaping which was bought by Brightview in 2018. This is the first price increase since 2016. (Bids were taken from 3 other companies and the price increases ranged from 25% to more than 50% in 2018).
MOTION: Jeff Hughes moved that the BrightView proposal for annual landscape service at \$21,800.40 be approved, Joe Dobbs seconded. The motion was approved by all.
- X. EXECUTIVE SESSION
- XI. The MEETING was ADJOURNED at 7:52 P.M. Next Board Meeting is scheduled for July 28, 2020.

Judith Lyle, Secretary