

**PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.**  
**APPROVED MINUTES—SPECIAL BOARD OF MANAGERS MEETING – June 9, 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, Amanda Wells

**Operations Manager:** Carrie Bailey

**Owners Present:** Bill & Robbie Gregory, Chis Unger, Delisa Day, Kim Price, Martha Burks Shawn Hall, Estella Shaw.

**DETERMINATION OF A QUORUM—**There is a Quorum

**I. EXECUTIVE SESSION** – No Executive Session was held for this meeting.

**II. CALL TO ORDER** – 7:01 p.m. by President Amanda Wells. This meeting was called as a special meeting to address unfinished business from the prior meeting.

**III. MINUTES**

**Motion to approve the Minutes of the March 24, 2026, Meeting. Motion passed with unanimous approval.**

**Motion to approve the Minutes of the May 26, 2026, Meeting (Version Two). Motion passed with unanimous approval.**

**IV. BOARD ACTIONS TAKEN BY EMAIL:** The President called for a motion to formally ratify the special meeting itself, which had originally been proposed and discussed via email to address unfinished business carried over from the May 26, 2026 meeting. Motion made, seconded, and passed with unanimous approval to formalize the electronic discussion calling this meeting.

**V. EXECUTIVE SESSION SUMMARY/VOTING** – Not applicable; no Executive Session was held.

**VI. UNFINISHED BUSINESS**

**A. Financial Reporting Resolution – Status Update.** The Operations Manager provided an update on the four policies addressed in the financial reporting resolution submitted by Ky Scott: (1) Adoption of GAAP-compliant accrual reporting standard – already in place for a number of years; (2) Financial packet deliverables – expanded to include a balance sheet, income statement, accounts payable aging report, and statement of cash flows; (3) Director digital access for intermittent months – deemed not applicable, as the financial package will continue to be supplied to the board on a monthly basis; (4) Reserve study – proposals were presented for board review and vendor selection later in this meeting.

## **VII. NEW BUSINESS**

**A. Engagement of Law Firm – Declaration and Bylaws Amendments.** Following up on the board's prior direction, the association's law firm, RMWBH, returned a cost estimate of between \$3,000 and \$5,000 to **draft documents for member vote addressing the previously identified inconsistencies in the Declaration and Bylaws (assessment and voting calculations, and the inter-unit repair/insurance provision in Bylaws Article V). Motion made to adopt the proposal and engage RMWBH to prepare the documents. Motion seconded. Motion passed with unanimous approval.**

**B. Board Vote on Ky Scott Resolution – Financial Reporting Standards and Oversight Instruments.** A motion was made to debate the resolution as submitted. The board went around the table for individual comments. Board members generally expressed appreciation for the discussion the resolution had generated and agreement that the financial reporting practices it called for largely reflect what is already being delivered to the board in the monthly financial packet. Several board members expressed reservations about adopting a formal resolution of this nature without prior review by legal counsel, given the magnitude and standing nature of such a document. **Malena Marshall made a motion to submit the resolution drafted by Ky Scott to the association's legal counsel for review. The motion was seconded by Ky. Following further discussion regarding the scope and potential cost of legal review, a vote was taken. The motion did not pass.** The board's consensus, as reflected in discussion, was that the financial reporting practices requested in the resolution have substantially been implemented operationally, and the board declined to advance the resolution for formal adoption or legal review at this time.

**C. Reserve Study – Vendor Selection.** Three reserve study proposals were presented for board review, all from vendors recognized by Community Associations Institute (CAI) as designated Reserve Specialists: Facilities Advisors (\$5,450, proprietary reporting software requiring professional updates every two to three years); Reserve Advisors (\$4,550, report delivered in an editable Excel format that the association can update internally, with a Dallas-based engineer assigned to the project); and Lone Star Reserve Studies (\$4,690, report delivered in PDF format). The Operations Manager recommended Reserve Advisors based on the Excel deliverable format, the resulting long-term cost savings from internal updates, and the use of a local engineer. **Motion made to select Reserve Advisors to perform the reserve study. Motion seconded. Motion passed with no opposition.** The completed report is expected within approximately three months, by the end of August 2026.

**VIII. OFFICER & COMMITTEE REPORTS** – No formal committee reports were given, as committees reported recently. The President thanked Johnna Gray and Erica Clem for their work on the recent Luau event, noting it was a great success. The board also commended the Building and Landscape Committees, including Ky Scott, for recent improvements to the property's flowers and mulching.

**IX. MEMBER COMMENTS**

**A. Kim Price (46-year resident):** Thanked Carrie Bailey, the board, and especially the maintenance staff for their work in all weather conditions throughout the year.

**B. Pat Usser:** Raised concern regarding excessive water usage, citing an observed instance of a resident running a hose on a sidewalk for over 45 minutes. Noted that water costs are expected to be the association's most expensive utility this year, exceeding gas and electricity, and that this is not well understood by residents. Suggested doubling or tripling fines related to water waste. Also clarified that mature trees on the property are watered by staff as needed via the irrigation system and do not require additional watering by residents.

**C. Pool Light Issue:** A pool light fixture became dislodged from its socket on Friday and was repaired Saturday morning, but became dislodged again Sunday afternoon. The pool service company indicated the issue may be related to swimmers brushing against or pushing off the fixture. No estimated repair completion time was confirmed as of the meeting. Residents were reminded to stay away from pool lighting fixtures and wiring for safety.

**D. Agenda Item Reminder:** Owners wishing to add a topic to a future meeting agenda were reminded to submit the request to Carrie Bailey approximately one week prior to the meeting.

**X. MEETING ADJOURNMENT** – There being no further business, the meeting was adjourned at 7:36 p.m.

Rick Wilson, Vice President assisted by AI for Susie Brown, Secretary