

PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.  
MINUTES—BOARD OF MANAGERS MEETING—JUNE 26, 2018

Board Members Present: Nancy Baker, Pat Barnett, Dan Burbine, David Campbell, Joe Dobbs, Pat Gleason, Jo Leeper, Judy Lyle, Darrell Traeger,

Operations Manager: Carrie Bailey

Homeowners Present: Sherry Thompson, Martha Burks, Marilyn Campbell, Susie Brown, Nancy Hopper, Dan and Mary Lou Maher, Phyllis Wells, Audrey Duke, Deby Warner, Andy Petit, Ashley Pinon, Sadie Abtahi, Delisa Day, Peggy Sagers, Steven Torres, Vy Ma, Valerie Hubler.

I. OPEN FORUM

- A. Martha Burks reported that the large dogs near her were waking her up at 2 or 3 in the morning with continuous barking.
- B. Audrey Duke asked for clarification regarding the referral to pets in the newsletter. Carrie clarified that it referred to dogs.
- C. Many wanted to discuss the landscaping, expressing concern about the change to low/no watering plants, gravel, and rocks. Most of the questions were referred to the landscaping committee. Carrie discussed the replacement of grass with artificial turf in a couple of places on the property to see how it would withstand the pet use.
- D. Susie Brown reminded everyone to sign the register. She also stated that the water charge on our monthly HOA statements shows a similar or almost equal amount to the electricity charges – stating that water is very expensive now.
- E. Phyllis Wells asked to see a copy of the landscape plans and asked if there was any more consideration of using more indigenous plants. Darrel Traeger responded with reference to the near desert like climate we have here in north Texas which is conducive to low water required landscaping. He mentioned that the community paid for a professional landscaper to develop a plan for our community.
- F. Delisa Day asked about the Agapanthus at the front entry next to the sign. She also recommended that we consider possibly planting wild flowers in some area of the community as the city of Richardson does in some of their street medians. She also stated that most other residential plantings for Dallas are greener and that this community is used to greener landscaping.
- G. Valerie Hubler wanted to talk about the DNA testing. Carrie read an email from Wanda Brinlee that requested the board consider DNA testing as a possible solution to the poop problem
- H. Nancy Hopper Discussed other ways she has had success to get people to pick up the poop especially in her alleyway. She referred to the article regarding inaccuracy of DNA testing that was posted on the property last week.
- I. Andy Pettit discussed the possibility of putting pet stations in alleyways.
- J. Valerie Hubler asked about the feasibility of contacting owners of leased units to agree to having their residents pay a pet fee.
- K. There was a general discussion of the need for pet insurance.
- L. Dan Maher discussed the artificial turf installation near his condo and wondered if he'd be picking up the poop again

M. A homeowner suggested that members take contributions for a Christmas bonus for the maintenance crew.

II. MEETING CALLED TO ORDER - A quorum was present. The meeting was called to order by the president, Darrell Traeger, at 7:01 PM.

III. MINUTES – The minutes of the MAY 22, 2018 Board of Managers Meeting were distributed. A correction was made to the minutes: Dan Burbine was marked as absent. The amended minutes were approved.

IV. BOARD ACTIONS TAKEN BY EMAIL - none.

V. MANAGERS REPORT – Carrie Bailey: See attached Managers Report

VI. TREASURER’S REPORT— Joe Dobbs. Report is attached to the minutes. The Treasurers’ Report was filed for audit.

VII. COMMITTEE REPORTS:

A. FINANCE COMMITTEE- Joe Dobbs: See attached reports.

B. BUILDING COMMITTEE- Darrell Traeger: Construction issues on a townhouse unit on Archwood were managed by the office. In another area, a toilet was seen sitting on a balcony and reported. Water damage to the unit below had occurred. There is an ongoing need to have the renovation policy in place and for residents to be aware of any construction going on with their neighbors. Please let the office know.

C. LANDSCAPE COMMITTEE – David Campbell: Most of the issues were covered in the open forum.

D. ENERGY COMMITTEE-No Report.

E. RULES COMMITTEE- Pat Gleason.

F. COMMUNICATIONS – Judith Lyle: The next newsletter will be mailed out by the end of August or early September.

G. HOSPITALITY COMMITTEE – Jo Leeper: The July 3, party will follow the food and format of last year’s party which was well attended.

H. CRIME WATCH – Nancy Baker: The police made an arrest (a female) who was rummaging through cars. She reported that we have a new contact at the police department who is very helpful. Corporal Lindsay Allen is working with our neighborhood. Check our website for posts on financial scams and elder abuse. She encouraged everyone to watch the MSNBC documentary on Financial Scams.

VIII. UNFINISHED BUSINESS – See Managers Report.

VII. NEW BUSINESS - See Managers report.

VIII. EXECUTIVE SESSION:

A. Violations

B. Delinquencies

C. Legal

IX. The MEETING was ADJOURNED at 8:45 PM.

Next Board Meeting is scheduled for Tuesday JULY 26, 2018 @6:30PM.

Judith Lyle, Secretary