

PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.,
MINUTES—BOARD OF MANAGERS MEETING – JULY 27, 2021
The Clubs of Prestonwood-The Creek & via Zoom

Board Members Present: Jacy Allen, Nancy Baker, Martha Burks, Jim Eason, Jeff Hughes, Judy Lyle, Darrell Traeger.

Present via Zoom: Gaela Renee Hall

Members Absent: Dan Burbine

Operations Manager: Carrie Bailey

Owners Present: Ron Janes, Chris Unger, Barbara Wertz, Estella Shaw for Lisa Jackson, Beth Botkin, Tim Reed

Owners via Zoom: Susie Brown, Phyllis Wells, Deby Warner, Unkyoung Kim, Victoria Rodrigues, Christopher Powell, Joseph Colley

- I. DETERMINATION OF A QUORUM/MEETING CALLED TO ORDER - A quorum was present; the meeting was called to order by the President, Jeff Hughes, at 6:44 P.M. Jeff welcomed Jacy Allen who agreed to serve the remaining term of Pat Gleason.
- II. MEMBER COMMENTS – Phyllis Wells asked about the remodeling procedure. Both Carrie Bailey and Darrell Traeger recommended that she submit her plan to the office to determine the scope of the project and the level of approval necessary.
- III. MINUTES REVIEW AND APPROVAL– The June 22 BOM Meeting Minutes were approved via email on July 23.
- IV. BOARD ACTIONS TAKEN BY EMAIL –
 - A. Pat Gleason sold his condo and resigned from the board effective 6/23/21
 - B. Board approved Jacy Allen to fill his position on 6/25/21
 - C. On 7/9/2021 the Board approved leaving the pool furniture out and advising Owners and Residents via text, email and Signage that CDC restrictions regarding sanitizing, wearing masks and social distancing are still in affect and that people using the area accept personal responsibility for the risk posed by Covid-19 and variants.
 - D. The June 22 BOM Minutes were approved July 22, 2021.
- V. MANAGERS REPORT – Carrie Bailey- See Manager’s Report.
- VI. UNFINISHED BUSINESS - See attached Manager’s Report.
- VII. NEW BUSINESS-
 - A. Carrie reported that the 2019 Audit by Timothy, DeVolt and Company, P. C. CPAs is complete.
 - B. A reserve study is needed prior to the completion of the 2020 audit and to establish the amount needed to be budgeted, annually, for Reserves. The Fixed Asset and Replacement Fund portions of the audits are based on information from those reports. The previous reserve study, done in 2014, did not accurately reflect the components of the community nor the life spans. In the interim almost all major components have been replaced. A new reserve study will accurately reflect the capital improvements that have been made and project the future needs for Reserve Funding. Bids received in 10/2020 ranged from \$5,000 to \$6,000. New bids have been requested.
- VIII. OFFICER & COMMITTEE REPORTS
 - A. TREASURER’S/ FINANCE— Darrell Traeger’s report is attached and was filed for audit.
 - B. BUILDING-Dan Burbine and Darrell Traeger – Darrell reviewed the basics of the Renovation Policy 5/4/2018 and how it exists to protect the owners and the community.

C. BYLAWS & RULES – No report

D. LANDSCAPE – Jim Eason – reported that the job in this weather is to keep everything alive while moving forward to implement the Committee’s Priority List.

E. COMMUNICATIONS – Judith Lyle – Summer Newsletter was mailed out. The next Newsletter in August/September hopefully will be emailed from the Website Mail Poet Program. The Secretary is writing thank you notes to residents per recommendations from office and residents.

F. HOSPITALITY – Martha Burks – reported on the success of the July 3rd party and thanked everyone for their help and attendance. While 99 had responded that they would attend, only 59 of those people came. An additional 10 came that had not responded bringing the total attendance to 69. Stay tuned for the next social events, possibly Labor Day and/or Neighbors Night Out in October.

G. CRIME WATCH – Nancy Baker reported that on, Thursday July 2, at approximately 5:30 A.M., our community patrol stopped some suspicious activity before any crime occurred. Two males were seen running back and forth on Copperwood & Club Crest. A police unit was called to aid in the search. The vehicles used to enter and escape our community were a loud exhaust Dodge Magnum, matte grey truck and a black Nissan. **Please be aware of your surroundings and report any suspicious activity to 911.**

IX. EXECUTIVE SESSION

X. The MEETING was ADJOURNED at 8:30 P. M.

The next Meeting is AUGUST 24 @ 6:30 P.M.

Judith Lyle, Secretary