

PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.

MINUTES—BOARD OF MANAGERS MEETING—AUGUST 28, 2018

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

Absent: Judy Lyle

Operations Manager: Carrie Bailey

Homeowners Present: Martha Burks, Susie Brown, Dan and Mary Lou Maher, Peggy Sagers, Barbara Wertz, Kenneth Stierwalt.

- I. OPEN FORUM
 - A. Barbara Wertz commented that the trees on Preston need to be pruned to improve the sight line. This is city responsibility.
 - B. Susie Brown recommended that the newsletter be used for good news and information rather than focusing on rule and responsibility issues.
- II. MEETING CALLED TO ORDER - A quorum was present. The meeting was called to order by the president, Darrell Traeger, at 7:05 PM.
- III. MINUTES – The minutes of the July 24, 2018 Board of Managers Meeting were distributed.
- IV. BOARD ACTIONS TAKEN BY EMAIL - Approval of the July 24, 2018 Board of Manager Meeting Minutes were approved as written on August 3, 2018.
- V. MANAGERS REPORT – Carrie Bailey: See attached Mangers 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
 1. Discussion about potholes on Archwood – Dan Burbine recommended filling them with Quikrete and the Board agreed this would be a practical solution.
 2. Darrell Traeger filed a complaint with the City of Dallas about a dog off leash-city dismissed the complaint without taking action or follow-up with Darrell.
 3. Reviewed that owners are responsible for the plumbing drain lines that service their unit exclusively. The Association is responsible for drain lines that service more than one unit and common element lines. Discussed using newsletter to remind owners.
 4. On 8/8/2018 Darrell and Carrie Bailey met with three owners and one tenant to address repeated complaints about noise disturbance from the tenant.
 5. Darrell and Carrie met with Daikin representatives on 8/28/2018 to review a plan of action for the motor and pump failures that have occurred since Daikin installed the new chillers and electrical equipment.
 - C. LANDSCAPE COMMITTEE – David Campbell: Discussed a plan requested by an owner for front landscaping. Further information is needed and the committee will follow-up.
 - D. ENERGY COMMITTEE- Carrie Bailey reported that the new chillers have reduced electricity costs versus 2017 every month since installation even though 4 of the 5 months have been hotter than 2017. Total savings for April through August is \$12,768.
 - E. RULES COMMITTEE- Pat Gleason – No Report.
 - F. COMMUNICATIONS – Judith Lyle: Requested that articles for the newsletter be submitted to her before this weekend

- G. HOSPITALITY COMMITTEE – Jo Leeper: The committee will be planning an event at the country club either between Thanksgiving and Christmas or after 1/1/2019 to celebrate the new year. Pat Gleason suggested considering organizing a bus to take participants to an event such as a play or musical or to the Arboretum.
- H. CRIME WATCH – Nancy Baker :
 - 1. Be aware that the City of Dallas has approved scooter rentals which may cause a hazard to walkers/runners as well as drivers.
 - 2. Gas scammers are back in action along Preston Rd.
 - 3. Scam cell phone messages are being received about credit cards. Do not reply.
 - 4. The bobcat that had been spotted in Chalfont has not been seen recently but may be back when the weather cools off.
 - 5. Walkers/runners need to be careful of traffic hazards when using headphones/smartphones.
- VIII. UNFINISHED BUSINESS – See Managers Report.
- IX. NEW BUSINESS: See Managers report.
- X. EXECUTIVE SESSION
 - A. Violations
 - B. Delinquencies
 - C. Legal
- IX. The MEETING was ADJOURNED at 8:27 PM.

Next Board Meeting is scheduled for Tuesday SEPTEMBER 25, 2018 @ 6:30PM.

Carrie Bailey for Judith Lyle, Secretary