

PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.  
MINUTES—BOARD OF MANAGERS MEETING- SEPTEMBER 24, 2019

Board Members Present: Nancy Baker, Pat Barnett, Dan Burbine, Martha Burks, Joe Dobbs, Judy Lyle, Darrell Traeger

Members Absent: Pat Gleason, David Campbell

Operations Manager: Carrie Bailey

Homeowners Present: Susie and Rex Price, Norman Atchison, Susie Brown, Marilyn and Dan Maher, Sherry Thompson, Jo Leeper, Jared Lewis, Jerry Williams, Dominique Komorowska, Becky Erickson, Mirsad Nuric, Ashley Clarke.

I. OPEN FORUM

- A. Dan Maher asked about some bushes down by his property that do not look good. Carrie said that they had been sprayed with an anti-fungal.
- B. Susie asked for Phyllis Wells if the minutes could be emailed to the owners. Judy Lyle responded that the minutes were posted on the web site as soon as they were approved.
- C. Carrie Bailey explained that the HOA property insurance is increasing because 1) the aluminum wiring is not compliant with City of Dallas code and 2) the roof is having to be replaced due to the 6/9/2019 hailstorm. Insurance covered the roof replacement in 2016 (\$750,000) which was also due to hail so there have been 2 major claims in 3 years. The premium is \$180,000 (153%) more than last year. Therefore, the Proposed 2020 Budget has an increase in the assessments of 6 cents per square foot per month.

The approximate cost is \$350,000.00 to bring the electrical to code. The Proposed 2020 Budget has \$150,000 allocated to this project. A survey will be sent with the newsletter to see how many units need to be corrected. Every unit will have to be inspected.

- II. MEETING CALLED TO ORDER - A quorum was present. The meeting was called to order by the president, Darrell Traeger at 6:45 P.M.
- III. MINUTES – The Minutes of the AUGUST 27, 2019 meeting were approved via email on SEPTEMBER 17, 2019.
- IV. BOARD ACTIONS TAKEN BY EMAIL
  - A. Approval of the AUGUST minutes on 9/17/2019
  - B. Approval of Association Insurance renewal on 9/19/2019
- V. MANAGERS REPORT – Carrie Bailey- See attached Managers Report. Also, the fire department has inspected and said that they would not object to adding gates with a Knox Lock at the intersection of Preston Rd. and Country Club Dr., (where the barricades are now) however, this will require a city permit and approval.
- VI. TREASURER’S REPORT— Joe Dobbs -report is attached to the minutes and filed for audit.
- VII. COMMITTEE REPORTS:
  - A. FINANCE COMMITTEE- Joe Dobbs: See attached reports.
  - B. BUILDING COMMITTEE-
    - 1. Dan Burbine- Reported that the potholes on the south end of Archwood still need to be filled. Carrie said they will be done in the next month.
    - 2. Darrell Traeger reported that he is checking on some of the unit remodeling projects to make sure they are compliant with the remodeling policy.
  - C. LANDSCAPE COMMITTEE – David Campbell not present – Carrie and Darrell reported that the \$40,000 budgeted for landscape improvement for 2019 had to be reallocated to cover most of the insurance deductible of \$50,000 for the 6/9/2019 storm damage.
  - D. RULES COMMITTEE – Pat Gleason no report.
  - E. COMMUNICATIONS – Judith Lyle announced that the Fall Newsletter is in the works. Please send in your announcements and information.
  - F. HOSPITALITY COMMITTEE – Martha Burks discussed the recent and upcoming social events. Please check the website for details on each event. Chunk the Junk will be October 25-27 with a party at the Country Club Oasis on Sunday 10/27 from 5 to 7 costing \$10.00/person. Call the office to RSVP.

G. CRIME WATCH – Nancy Baker reported on the following: the 5 gunshots reported were from a car moving on Arapaho, knocking reported on the east side of Copperwood are unresolved, security fees for off duty police officers is 50-60 dollars per hour, crime rate gone down significantly since the state troopers joined the DPD, murder cases have decreased significantly, missing persons cases increased significantly,

VIII. UNFINISHED BUSINESS

IX. NEW BUSINESS

- A. Joe Dobbs moved, and Darrell Traeger seconded that Aspenmark Roofing and Solar be contracted as General Contractor for the roof and storm damage repair project. The motion was approved by all.
- B. Joe Dobbs moved, and Darrell Traeger seconded that the board accept the Proposed 2020 Budget as presented which includes an assessment increase from 35.5 to 41.5 cents per square foot per month which is the amount of the insurance premium increase. This will be effective January 1, 2020. The motion was approved by all present.
- C. Nancy Baker moved that Heartland Security be hired for a trial 90-day period if the country club will share the cost of \$1,500 per month. Seconded by Judy Lyle, approved by Dan Burbine, Martha Burks and Pat Barnett, rejected by Darrell Traeger and Joe Dobbs abstained.

X. EXECUTIVE SESSION:

Violations

Delinquencies

Legal

XI. The MEETING was ADJOURNED at 7:25 P.M. Next Board Meeting is scheduled for OCTOBER 22, 2019.

Judith Lyle, Secretary