

PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.
MINUTES—BOARD OF MANAGERS MEETING—January 23, 2018

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

Absent: David Campbell

Operations Manager: Carrie Bailey

Homeowners Present: Jim Fountain, Norman Atchinson, Susie Brown, Phyllis Wells, Jeff Hughes

I. OPEN FORUM

- A. Homeowner Susie Brown discussed making an overture to the new country club manager regarding working together as neighbors. A meeting with the manager was recommended.
- B. Homeowner Jim Fountain asked if we were tracking the interruption of heating/powers services annually? Carrie responded that the office tracks the leaks in cost. That cost increases every year as old pipes are deteriorating, and we have weather issues that cause problems.
- C. Homeowner Norman Atchinson asked if there was a plan to replace the pipes. Joe Dobbs commented that the cost would be 15 million dollars. We are repairing the leaks only at this point.
- D. Phyllis Wells how old piping material was being replaced. Carrie answered that in most cases yes, old pipes are replaced with copper material and in other pipes that are at an angle, a more flex pipe material is being used.
- E. Carrie brought up that animal owners are leaving dog deposits (poop) on property. What can we do? Discussion of revamping the dog rule and perhaps involving a dog walkers group who will keep track of offending dogs and owners.

II. MEETING CALLED TO ORDER - A quorum was present. The meeting was called to order by the president, Darrell Traeger, at 6: 50 PM.

III. MINUTES – The minutes of the December 5, 2017 Board of Managers Meeting were distributed and approved by via email.

IV. BOARD ACTIONS TAKEN BY EMAIL -

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. Discussed strategy to protect association moving forward from liability with remodeling projects using a finite process for owners expressing new guidelines for homeowners regarding electricity and plumbing, and additional loss assessment policy addendum for personal condos.
- C. LANDSCAPE COMMITTEE – David Campbell: Darrel reported on the upcoming landscape project for the front of the entrance and the first two condos as you enter the property.
- D. ENERGY COMMITTEE-No Report.
- E. RULES COMMITTEE- Judy Lyle will work with Darrel on incorporating the new remodeling guidelines into the existing rules.
- F. COMMUNICATIONS – Judith Lyle: Ms. Lyle reported the PWCCC Community Newsletter was mailed last week.
- G. HOSPITALITY COMMITTEE – Jo Leeper: Ms. Leeper reported on the upcoming post valentine event on Feb 16 5-7 no charge appetizers and cash bar available. Reply requested.
- H. CRIME WATCH – Nancy Baker: report unlicensed cars in our parking spaces as they will be towed. New scam in the area creates a scenario where a car is parked with hazard lights and the family is out of gas and they need money – do not give them money. State officials say there is no

Commented [JL1]:

way to block robo calls and there is no do-not-call list anymore. Be careful publishing cute pictures on Facebook they can be accessed. Arapaho and Hillcrest shopping center may have a new Fiesta Foods in the area.

I. UNFINISHED BUSINESS – See Managers Report.

II. NEW BUSINESS:

A. See Managers report.

III. EXECUTIVE SESSION –

A. Violations

B. Delinquencies

C. Legal

IV. The MEETING was ADJOURNED at 8:38 PM.

Annual Membership Meeting Sunday, February 25 - 2 PM

Next Board Meeting is scheduled for Tuesday, March 28, 2018@6:30PM.

Judith Lyle, Secretary

A handwritten signature in black ink, appearing to read "Judith Lyle". The signature is written in a cursive style with a large, stylized initial "J".