

PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.,
MINUTES—BOARD OF MANAGERS MEETING –December 3, 2024
The Clubs of Prestonwood-The Creek

Board Members: Jeff Hughes, Dan Burbine, Barbara Wertz, Betty Walley, Jim Eason, Nancy Baker, Phyllis Wells,

Operations Manager: Carrie Bailey; Office Manager: Tonie Daly

Owners: Martha Burks, Delisa Day, Chris Unger, Mary Lou & Dan Maher, Tony & Sushma Peters, Delisa Day, Pat Esser. A tenant came but was asked to leave before the meeting was called to order.

- I. DETERMINATION OF A QUORUM There is a Quorum
- II. EXECUTIVE SESSION – 6:30 PM
- III. CALL TO ORDER – The meeting was called to order by President, Jeff Hughes, at 7:25 p.m.
- IV. MINUTES REVIEW AND APPROVAL Motion to approve: N/A
- V. BOARD ACTIONS TAKEN BY EMAIL - Approval of Insurance Renewal on 9/18/24- approved by all.
- VI. EXECUTIVE SESSION SUMMARY/VOTING – Manager, Carrie Bailey recommended that temporary maintenance employee, Ulysses Diaz, be hired. Jeff Hughes made the motion - approved unanimously.
- VII. MANAGERS REPORT – Carrie Bailey - Manager’s Report attached.
- VIII. UNFINISHED BUSINESS – See Manager’s Attached Report.
- IX. NEW BUSINESS
 - A. Electrical line failure- Sat 11/30, partial failure to west side of Stillwood. 12 condos had partial power. Birdsong Electric located and replaced the failed line, \$13, 395, restoring power by Wednesday 12/4 evening. Street/sidewalk repair to follow.
 - B. Personal Touch tree service, working on property to prune, lift and remove deadwood from the trees. Including Yaupon hollies and crepe myrtles.
 - C. Betty Walley accepted Nominations Chair position. The positions expiring are Betty’s, Martha Burks and Barbara Wertz.
 - D. 10-year anniversary of Carrie Bailey being here.
- X. OFFICER & COMMITTEE REPORTS
 - A. TREASURER’S/ FINANCE-Jim Eason- Provided our current financial information.
 - B. BUILDING- Chair: Marty Park – Given by Jeff Hughes Some units are under renovation and are being monitored by the Building Committee to confirm they are complying with the renovation rules.
 - C. BYLAWS & RULES –Phyllis Wells – Holiday time
 1. Don’t allow any religious ornaments of any kind, except on your front door. Not in the hallway or corridor, as part of our rules. If you see them, please report them. There are some already hung.
 2. Cars are still out of stickers. Next year you won’t have to get registration, you will have to get emissions. Those not drivable yet parked in front of your condo. Lists will be sent to Carrie to be addressed.
 3. Please don’t leave your garbage on the patios. Attracts rodents. Fines will be assessed.
 4. No signs except open house when someone is present. University or team signs have been skated
 5. Discussion followed about flags that are allowed.
 - D. LANDSCAPE –Barbara Wertz – NO meeting was had, will have one soon to determine new planting schedule.

E. COMMUNICATIONS – Carrie Bailey gave the report – Website is live. A few people have had problems with the link for making payments. The issue is being addressed.

F. SOCIAL-Martha Burks -Resigned from the Board. Jeff spoke of the many socials she has led that have been enjoyed by all. She will be missed.

G. COMMUNITY NETWORKING – Nancy Baker reported on our community, neighborhood, and city.

XI. MEMBER COMMENTS:

A. Pat Esser: Replacing the attic insulation has been recommended. Will it be a special assessment? *It is a major investment that is not included in the reserve study/budget. It will be a ballot item for the Annual Meeting on 2/23/2025; owners will decide whether to proceed or not.*

B. Susie Brown: Is there any hard evidence about savings with new insulation? Recommend a town hall meeting in January for the contractor to discuss.

C. Tony Peters: Water Bill has been high with leaks, plant watering. Also, there have been a high number of leaks repaired in the 4th quarter.

D. Shawn Hall: call the city of Dallas and they will replace up to 2 toilets. You have to pick them up and your plumber will have to install them.

E. Martha Burks: Trash barrels, can we replace damaged lids? Yes.

XII. MEETING ADJOURNMENT – The meeting was adjourned at 8:31 PM.

The next BOM Meeting will be on January 28, 2025 @ 7:00 P.M.

Tonie Daly, Office Manager for Phyllis Wells, Secretary