

PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.,
MINUTES—BOARD OF MANAGERS MEETING – April 23, 2024
The Clubs of Prestonwood-The Creek & via Zoom

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

Members Absent: none

Operations Manager: Carrie Bailey

Office Manager: Tonie Daly

Owners: Tony Peters, Anthony Peters, Rick Wilson, Nancy Hopper, Estella Shaw, Delisa Day, Chris Unger, Aruna Sangram, Pat Esser, Jacob Shannon

Owners via ZOOM: Susie Brown

- I. DETERMINATION OF A QUORUM/MEETING CALLED TO ORDER 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 7:00 P.M.
- IV. MINUTES REVIEW AND APPROVAL
- V. BOARD ACTIONS TAKEN BY EMAIL - none
- VI. EXECUTIVE SESSION SUMMARY/VOTING - none
- VII. MANAGERS REPORT – Carrie Bailey - Manager’s Report attached.
- VIII. UNFINISHED BUSINESS – See Manager’s Attached Report.
- IX. NEW BUSINESS: See Manager’s Attached Report.
 - A. Review and Approve Controlled Access Procedures
 1. Martha suggested the replacement fee for the fob be \$35 instead of \$50. The vote was 3 (Barbara Wertz, Martha Burks & Jim Eason) for \$35 and 6 for \$50. Vote Carried, the replacement Fee for the access fobs would be \$50.
 2. Martha asked if the same fob would access the pool or if there would be a second fob. Carrie answered the same fob for both, by issuing early, the run on the office would be less.
 3. Carrie asked if the Board was OK with the extended hours of 8 am – 7 pm during the week of April 29 thru May 3rd to issue the fobs. The board approved.
 - B. Unleashed Dog Attacks
- X. OFFICER & COMMITTEE REPORTS
 - A. TREASURER’S/ FINANCE-Jim Eason- Provided our current financial information.
 - B. BUILDING-New Chair: Marty Park – On April 15th, members of the committee inspected, and water tested the gutters and downspouts for acct. #2185383. The downspout was clogged. It was cleaned, retested and it worked well. That is all that was found to be wrong.
 - C. BYLAWS & RULES –Phyllis Wells -Last week the committee walked Preston Rd and alley and East Copperwood and alley from Preston to the pool looking for violation. The only violations found were vehicles not in compliance. Photos have been taken and sent to the office. The committee will continue to walk the rest of the community and note violations. Phyllis did witness a mother and child playing catch with their big black and white dog, the dog being off leash. The concern is if the child or the dog ran into the road, one would be in danger from passing cars. Phylis is open to ideas about dogs off leash playing.
 - D. LANDSCAPE –Barbara Wertz- Last month Barbara walked the property and made her report to Carrie. Barbara is concerned about the community’s 1,000 downspouts, their condition (smashed and bent) and appearance (color not matching trim, mismatched parts). She is concerned about the fact they have not been maintained and the gutters not cleaned twice a year as they should and the resulting damage to the surrounding wood and structures. In addition, Barbara is concerned about the rusty

Chimney caps and the need for the chimney's to be painted. Carrie responded that bids have been ordered for gutter cleaning.

E. COMMUNICATIONS – Carrie Bailey gave the report – Carrie is working on the articles for the newsletter, she is hoping Barbara will help her put it together.

F. SOCIAL-Martha Burks -Chunk Your Junk is April 27 & 28, remember: No paint, chemicals, or construction debris. Paint can be dropped off at Lowe's, Electronics can be dropped off at BestBuy and as always, chemicals can be dropped off at the City of Dallas Northeast Transfer Station 7677 Fair Oaks Ave, Dallas, TX 75231. Free to Dallas residents (ID needed) on Wednesdays and Saturdays. Due to the storms predicted on Sunday April 28th, the ice-cream social has been cancelled. Martha is hoping to have an ice cream social for Cinco de Mayo, date to be provided as she will be out of town on the 5th of May.

G. COMMUNITY NETWORKING – Nancy Baker reported on our community, neighborhood, and city. No action was taken.

XI. MEMBER COMMENTS:

A. Tony Peters noted he is seeing bird feeders again in the community and asked if it was again permitted. Carrie responded as we have not had reports of rats, the bird feeders are again allowed, as long as the feed put out is “no mess and contains cayenne, which deters rodents.” This feed can be purchased at Wild Bird.

B. Rick Wilson asked if we can “police” the dogs on the green way (off leash and not picking up poop). Carrie Bailey said we cannot fine off property, the greenway belongs to the country club. We can ask owners to pick up and remind them of the Dallas City ordinance requiring all dogs to be on a leash.

C. Delisa Day asked if any gutter cleaning companies vacuumed out the gutters as a way of cleaning, rather than blowing them out as we keep hearing. Carrie responded she has not yet found a company who uses a vacuum, only blowers and / or water pressure.

D. Jacob Shannon shared that he had his air ducts cleaned by Blackmon Mooring. BM vacuums out the vents then sprays an encapsulation. He says his vents were white again. Jacob said he had roughly 1,500 sq feet, 2 units and the cost was \$1,400.

E. Betty Walley asked, “who is in charge of the library?” Carrie responded, “no one at this time.”

XII. MEETING ADJOURNMENT – The meeting was adjourned at 8:15 PM.

The next regular OPEN BOM Meeting will be on May 28, 2024 @ 7:00 P.M.

Tonie Daly, Office Manager for Phyllis Wells, Secretary