

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

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

Operations Manager: Carrie Bailey

Office Manager: Tonie Daly

Owners: Nancy Hopper, Estella Shaw, Chris Unger, Pat Esser, Mary Lou & Dan Maher, Malena Marshall

Owners via ZOOM: Susie Brown, Maritza Rodriguez

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 7:12 p.m.

IV. MINUTES REVIEW AND APPROVAL Motion to approve: Nancy Baker vote: unanimous approval

V. BOARD ACTIONS TAKEN BY EMAIL - None

VI. EXECUTIVE SESSION SUMMARY/VOTING - The Board approved offering Delisha Hart a permanent position as Grounds Maintenance, replacing Lupe Gonzalez who retired 6/2023.

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. Pool Signage/Rules are not complete, No Diving is not included on our wall sign or Rules, only inlaid in the decking. The City regulations will be reviewed & a resolution drafted to update our rules and signage.

B. Due to poor performance by Bare Roots, bids have been requested for a new landscape maintenance vendor. One proposal is in, when the second is received, they will be submitted to the board via email for approval to change.

C. Ring Neighbors Communication regarding 2 sex offenders on the property. What is the HOA responsibility?

1. This was brought up last fall by a homeowner. Our lawyers at that time advised: since the information is public, if the Association reported it again, it could be conceived as harassment and expose the community to litigation.

2. Additionally, the Association cannot take the role of advising about a data base that is ever changing. Residents need to keep themselves informed.

3. Last year the homeowner requested we create rules

a. Requiring owners to get background checks on potential tenants.

b. Prohibiting owners from leasing to felons.

After reviewing the request with our attorneys, they advised that doing so would push the HUD Fair Housing Act & would expose the Association to legal action.

X. OFFICER & COMMITTEE REPORTS

A. TREASURER’S/ FINANCE-Jim Eason- Provided our current financial information.

B. BUILDING- Chair: Marty Park – The building committee discussed the renovation policy and having members check during construction to confirm the building code and submitted scope of work are being followed. Carrie will provide via email to all building committee members any new projects and their related information.

C. BYLAWS & RULES –Phyllis Wells

1. Noticed not picking up on the community grounds after little dogs.

2. Oversized vehicles on property, take a photo and report it to the office.

3. As it has been so hot, her committee has postponed violation inspections.
- D. LANDSCAPE –Barbara Wertz-
1. The newly installed cedar mulch has not washed away and still looks good.
  2. New perennial plantings are doing well.
  3. Malena Marshall identified Bark Scale as what is afflicting the crepe myrtles on property. Carrie has spoken with the arborist and has been advised when the trees are dormant the soil needs to be treated. It is impacting all of Dallas & may be devastating to one of our best specimen trees.
- E. COMMUNICATIONS – Carrie reported that she and Judy Lyle are working with a contractor updating the website to make it searchable. The updates are expected to be implemented within the next 2 months.
- F. SOCIAL-Martha Burks –
1. Great job July 3<sup>rd</sup>. Thank you Jim Eason for being a great host. It was good to see the staff there. Carrie said Thank you to Martha’s family for helping break down after the celebration.
  2. Chunk Your Junk is July 26-28, remember: No paint, chemicals, or construction debris. If you need help with anything, the fee is \$20 per man per 30 minutes. If you need 2 men, it will be \$40 for 30 minutes and the fee will be charged to your account. Please contact the office by the end of day Thursday 7-25 to request assistance.
- G. COMMUNITY NETWORKING – Nancy Baker reported on our community, neighborhood, and city. No action was taken.
- XI. MEMBER COMMENTS:
- A. Dan Maher asked 1, when will we be painted – Carrie answered she will get back to him, painting gets done when resources are available- both staff and funds. 2. His roof over his entry is still leaking, although he realizes that is part of the Mansard roof claim.
  - B. Estella Shaw asked if it is still on the rules about not repairing your car on property? She has witnessed people working on their cars for a length of time, under their cars, parts out. Dan Maher added He saw a black truck doing it as well. Phyllis requested them to take photos, if it can be done safely, and send them to Carrie.
  - C. Pat Esser mentioned from time to time he has seen vehicles with “Mobile mechanic” on property and working on vehicles. Carrie advised this is also not acceptable and neither is washing cars on property.

XII. MEETING ADJOURNMENT – The meeting was adjourned at 8:02 PM.

The next regular OPEN BOM Meeting will be on August 27, 2024 @ 7:00 P.M.

Tonie Daly, Office Manager for Phyllis Wells, Secretary