

PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.
MINUTES—BOARD OF MANAGERS MEETING—JULY 24, 2018

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

Absent:

Operations Manager: Carrie Bailey

Homeowners Present: Barbara Wertz, Marilyn Campbell, Susie Brown, Jeff Hughes, MaryLou and Dan Maher, Martha Burks, Tammie Washington, Sue Ortolano, Tim Ribarul,

I. OPEN FORUM

II. Dan Maher asked about the artificial turf installation near his unit. Carrie responded that it was being installed.

III. MEETING CALLED TO ORDER - A quorum was present. The meeting was called to order by the president, Darrell Traeger, at 6:22 PM.

IV. MINUTES – The minutes of the JUNE 26, 2018 Board of Managers Meeting were approved via email.

V. BOARD ACTIONS TAKEN BY EMAIL - Approved June 26 BOM Minutes.

VI. MANAGERS REPORT – Carrie Bailey: See attached Managers Report

A. Discussion about feasibility of DNA dog testing with the cost being passed on to all pet owners.

B. Discussion of the need for more pet stations in each alley. This subject was tabled and to be taken up at another meeting.

C. Carrie announced that the association is seeking a building maintenance person to add to the maintenance crew. Contact the office if you have any referrals.

VII. TREASURER’S REPORT— Joe Dobbs. Report is attached to the minutes. The Treasurers’ Report was filed for audit.

VIII. COMMITTEE REPORTS:

A. FINANCE COMMITTEE- Joe Dobbs: See attached reports.

B. BUILDING COMMITTEE- Darrell Traeger: Discussed building remodels that are not being completed on time and the importance of the Renovation Policy to help move projects along in a timely way. Discussion of an electrical problem with a washer and dryer installed in a unit on Coolwood. The electrical was hazardous from a previous installation and the issue had to be fixed correctly which involved the association funds. The renovation policy will prevent this kind of issue as inspections of all units sold will be necessary. Darrel also discussed that outdoor washer and dryer hookups exit which must be corrected to be in compliance with building codes. On July 13 paint fumes from a unit became overwhelming to other residents of a building on Stillwood. Darrell was called to check it out. There was a discussion regarding toxic fumes. The Renovation Policy prohibits Noxious Fumes. On July 17, 18 an ongoing issue with disturbing noise was reported. The resident offender’s owner is being fined. On July 21 there were reports of non- residents using the pool. No action was taken.

Recommendations were made to board members and other owners to report misuse of the pool by non-residents and including other pool infractions: use of bottles, cigarette butts all around, chairs in pool, and people fully clothed in the pool. Take pictures with your phone and send to the office. On July 22 Carrie and Darrell checked out a unit that the resident reported high temperature in one of the rooms where it was deduced that little or no insulation was present. Although the board is compassionate to the resident’s issue no action can be taken by the board at this time. Darrel stated that this is another reason to have the Renovation Policy in place. Darrell discussed action to be taken on a unit (uninhabited) on Stillwood that has not paid dues

since 2014. Darrell moved that the board spend the money \$200-\$500 dollars for a full title search on this property. Joe Dobbs seconded. Motion passed unanimously.

C. LANDSCAPE COMMITTEE – David Campbell: not updates to the landscaping.

D. ENERGY COMMITTEE-No Report.

E. RULES COMMITTEE- Pat Gleason. No updates.

F. COMMUNICATIONS – Judith Lyle: Newsletter out on or about Labor Day

G. HOSPITALITY COMMITTEE – Jo Leeper: Everyone enjoyed the party and it was a success.

H. CRIME WATCH – Nancy Baker: Dog Attack Law in Dallas effective Jan 2019. Vicious dogs will be removed by police and animal control. Call the police if either you or your dog has been attacked by a vicious dog. There is a Bobcat alert in the area. Bobcat loves small dogs, cats, rats, and rabbits, he hangs out on tree branches. Be aware early in the morning and after dusk. Swimmers at the pool thought to be non-resident were reported to the office.

IX. UNFINISHED BUSINESS – See Managers Report.

X. NEW BUSINESS: See Managers report.

XI. EXECUTIVE SESSION –

A. Violations

B. Delinquencies

C. Legal

XII. The MEETING was ADJOURNED at 7:54 PM.

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

Judith Lyle, Secretary

A handwritten signature in black ink that reads "Judith Anne Lyle". The signature is written in a cursive, flowing style.