

PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.,
MINUTES—BOARD OF MANAGERS MEETING – September 24, 2024
The Clubs of Prestonwood-The Creek & via Zoom

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

Operations Manager: Carrie Bailey

Office Manager: Tonie Daly

Owners: Delisa Day, Chris Unger, Tanya Dominguez, Malena Marshall, Marilyn & David Campbell, Mary Lou & Dan Maher, Sandra Karam

Owners via ZOOM: Susie Brown

- 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 7:18 p.m.
- IV. MINUTES REVIEW AND APPROVAL Motion to approve: Nancy, Jim seconded, vote: unanimous approval
- V. BOARD ACTIONS TAKEN BY EMAIL - Approval of Insurance Renewal on 9/18/24
- 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
 - A. The 2025 Budget was submitted on 9/20 for Board review. There is not an assessment increase but, should there be a Wind/Hail loss, 1% (\$347,4134) of the deductible will be assessed to owners. Owners have been advised to include Loss Assessment Coverage of \$10,000 in their homeowner’s insurance policies and 70% of owners currently have some coverage. Jeff Hughes made a motion to approve the budget as submitted and it was approved by Dan Burbine, Martha Burks, Betty Walley, Jim Eason, Nancy Baker, Phyllis Wells and Marty Park. Barbara Wertz did not approve.
 - B. Residents were invited to join the newly formed PWCCCA Book Club chaired by Patrick Esser. Pat has curated the contents of the new Library and the Inaugural Soiree will be on 9/26 from 4-6 p.m.
- X. OFFICER & COMMITTEE REPORTS
 - A. TREASURER’S/ FINANCE-Jim Eason- Provided our current financial information.
 - B. BUILDING- Chair: Marty Park – 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 – Same old thing.
 1. This morning, someone was washing their car at 7 am, she didn’t have her camera.
 2. Someone is hanging their laundry in the back alley.
 3. The same unit has a smoker on the balcony, and it is being used after dark.
 4. If you see something, please take a photo and send it to me or the office. Please also email or call me with any suggestions or help.

- D. LANDSCAPE –Barbara Wertz – There will be a committee meeting in October or Nov.
 - E. COMMUNICATIONS – Carrie Bailey gave the report – Website renovation nearing completion. A VoiceFriend message will be sent when it is live.
 - F. SOCIAL-Martha Burks -**Chunk Your Junk** is Oct 25, 26 & 27, you know what you can put in and what you can't. There will be a Spooky Party with ice cream, costumes and my chili. The turn out on Labor Day was good, thank you. You will hear from me about Christmas.
 - G. COMMUNITY NETWORKING – Nancy Baker reported on our community, neighborhood, and city. No action was taken.
- XI. MEMBER COMMENTS:
- A. Dan Maher asked about plumbing repairs, “How long before the repair behind our condo is completed? Currently waiting for bids, it may be completed in 3 weeks, hopefully less.
 - B. Tanya Rodriguez
 - 1. Asked if the square hole on the way out of the community will be repaired. Carrie responded the Country Club owns and maintains the south side (leaving the community) of the road, and the HOA owns and maintains the north side (entering the community) of the road. Per Barbara Wertz, who is on the Country Club committee, the CC is waiting on permits to finish retaining walls on the creek. Once that is completed, she is sure they will work on the road.
 - 2. Do we close the pool after a certain date? Carrie replied the pool is open year-round. Follow up: the pool was really dirty this past weekend. Carrie reported there is a problem with the pump. We are in the process of changing pool companies and bids for repairs are expected this week.
- XII. MEETING ADJOURNMENT – The meeting was adjourned at 8:00 PM.

The next regular OPEN BOM Meeting will be on December 3, 2024 @ 7:00 P.M.

Tonie Daly, Office Manager for Phyllis Wells, Secretary