



THE OPEN AND EXECUTIVE SESSION OF THE PRESTONWOOD FOREST MAINTENANCE ASSOCIATION, INC. BOARD OF DIRECTORS MEETING JULY 23, 2020 was called to order at 7:00 p.m. for the purpose of reviewing: 209 Hearing, collection matters; deed restriction violations; discretionary information; and, review of the financial and collection reports.

ESTABLISHMENT OF QUORUM – Quorum was established with the following Directors present by teleconference: Gloria Goodwin, Larry Hogan, Pete Lugo, Ernesto Avellaneda, Erin Stapleton, Chris Collins and Vicki Jackson. Absent member was Guadalupe Ramirez. High Sierra Management representative present was Sherri Carey.

MINUTES

The minutes of the June 25, 2020 Executive meeting and June 18, 2020 Open and Executive meeting were presented to the Board for review. A motion was made by Director Stapleton and seconded by Director Jackson to approve the minutes as presented. The Board members present unanimously approved the motion.

FINANCIAL REPORT

The financial report for the month ending June 30, 2020 was presented to the Board for review. Also presented was the collection report and updated attorney status report. All delinquency accounts were discussed. Management also advised the 2019 audit and tax return are in progress but will be delayed due to physical records review restrictions caused by COVID 19.

OPEN MEETING

Residents were previously invited to attend the meeting through virtual teleconference. The floor was opened for resident comments or questions. The following items were discussed:

- HOA landscape crew parking issues when servicing the community.
- Issues with WCA Waste damaging trash cans, missed pick up, leaving trash in street.
- Harris County Flood Control ditch maintenance and trash being dumped in the railroad easement.
- Pool Opening.
- Clubhouse sidewalk repairs needed.
- Possible abandoned vehicle parking in the community.
- Executive discussion with resident Claudette McCamley regarding concerns about neighbor composting. After additional discussion, the Board instructed management to obtain a brief opinion from the Association's legal counsel pertaining to the Association's further obligation in this matter.

EXECUTIVE MEETING ADMINISTRATION

Community events have been placed on hold due to COVID 19 until further notice.

The Board discussed proposed changes and additions to the website. Discussion ensued regarding re-enlisting the assistance of resident volunteers to help maintain and update the community website. Further discussion will take place at the next meeting.

The 2020 Annual Meeting has been delayed until further notice due to COVID 19. The Board will continue to monitor the situation monthly to determine when the meeting can be scheduled safely.

DEED RESTRICTIONS

The deed restriction and attorney action update reports were provided to the Board for review and discussion.

CONTRACTS, MAINTENANCE AND BIDS

Management presented proposed bids for irrigation repairs. A motion was made by Director Jackson and seconded by Secretary Collins to approve the bid from Monarch Landscape totaling \$1,627.77. The Board members present unanimously approved the motion.

Management presented the proposed lifeguard contract services for Board review per request prior to the meeting for the Board to re-visit opening one of the pool facilities during August. Several Board members expressed concerns about opening the pool due to COVID 19 restrictions and that the costs savings can better be used toward replenishing the reserves. Other Board members discussed the need to provide residents with some use of the facilities if safety precautions can be taken to do so safely. The Board also discussed several changes needed to the proposed lifeguard contract. After further discussion, Vice President Lugo made a motion to open pool 1 for limited hours through the remainder of the swim season contingent upon safety precautions being taken and proposed changes to the contract are agreed upon. The motion was seconded by Treasurer Hogan and passed by a vote of four to two. The Board agreed that Vice President Lugo, Treasurer Hogan and Director Avellaneda will work to prepare a formal hours of operation based on safety protocol and capacity restrictions. The Board also agreed that the splash pad and slide will remaining closed at this time.

Repairs and Maintenance – Management presented the updated work order report and advised of several pool repairs completed and other ongoing repairs and maintenance at all facilities. Additional items discussed were as follows:

- Dog bags needed
- pool II plaster repair schedule
- clubhouse flag pole repair
- entry monument pressure washing and paint touch ups

There being no further business to come before the Board, a motion was made to adjourn at 9:35 p.m. The motion was unanimously approved by the Board members present.