



THE OPEN AND EXECUTIVE SESSION OF THE PRESTONWOOD FOREST MAINTENANCE ASSOCIATION, INC. BOARD OF DIRECTORS MEETING APRIL 15, 2021 was called to order at 7:00 p.m. via virtual live stream and telecommunication for the purpose of reviewing operating business and Executive matters.

ESTABLISHMENT OF QUORUM – Quorum was established with the following Directors present by teleconference: Larry Hogan, Pete Lugo, Pete Kurz, Ernesto Avellaneda, Erin Stapleton, Chris Collins, Jim Scott and Guadalupe Ramirez. Absent members were Vickie Jackson and Chris Collins. High Sierra Management representative present was Sherri Carey.

CONSTABLE REPORT

Constable patrol representatives were present to provide a report for March 2021. Questions were answered from the membership present.

MINUTES

The minutes of the March 18, 2021 meeting were presented to the Board for review. A motion was made and seconded to approve the minutes as written. The motion was unanimously approved by the Board members present.

FINANCIAL REPORT

The financial report for the month ending March 31, 2021 was presented to the Board for review. Management also advised the 2020 audit and tax return are in progress and reports will be forwarded for review once available. Management also presented the proposed renewals for flood insurance coverage for the pool 2 facilities. A motion was made and seconded to approve the flood insurance renewals totaling \$2,666.00. The motion was unanimously approved by the Board members present.

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:

- Issues with WCA Waste damaging trash cans, missed pick up, leaving trash in street.
- Commercial vehicle parking issues
- Proposed patrol hours changes
- Yard of the month postponed until May
- Committee organizational charters needed
- Ongoing deed restriction violation issues

Website coordinator volunteer Mark White gave updates on website progress and communications through the monthly e-newsletter. The Board also discussed adding landscape articles to assist residents in the cleanup needed since the winter freeze event.

CONTRACTS, MAINTENANCE AND BIDS

Management presented bids for lifeguard service to the Board for review. After further discussion, the Board agreed that Mr. Lugo and Mr. Stapleton meet with two of the final contractors selected from the bid package, to then make their final recommendation to the Board for the awarding of the contract.

Landscaping irrigation and freeze damage repair bids were presented to the Board for review. A motion was made and seconded from the floor to approve the irrigation repairs totaling \$734.75 from Monarch Landscape. The motion was unanimously approved by the Board members present. A motion was made and seconded from the floor to approve the repair of landscape beds and replacement of freeze damaged plant materials at all entrances and at the clubhouse totaling \$6,394.32 from Monarch Landscape. The motion was unanimously approved by the Board members present. Also presented were proposed renovations at all entrances, turf replacement at the clubhouse and proposed budgets for

culdesac landscaping upgrades. After further review and discussion, the Board agreed to table consideration of additional discretionary landscaping improvements until such time as funds are available for such.

Repairs and Maintenance – Management presented the updated work order report and additional items discussed were as follows:

- Dog bags needed
- pool II plaster repair schedule - ongoing
- entry monument pressure washing and paint touch ups – ongoing
- Schedule meeting with landscaper to review additional maintenance needed
- Perform TC 1 windscreen repairs
- Mr. Lugo and Mr. Scott will revisit the lighting repair issue at TC 1 and report back to the Board.
- Light repairs needed around the clubhouse
- Investigate dead tree on Thetford culdesac

There being no further business to come before the Board in open session, the meeting was adjourned to Executive discussion at 7:48 pm.

EXECUTIVE MEETING ADMINISTRATION

The Executive portion of the Board meeting was called to order at 7:50 pm and Quorum was established with the following Directors present by teleconference: Larry Hogan, Pete Lugo, Pete Kurz, Ernesto Avellaneda, Erin Stapleton, Chris Collins, Jim Scott and Guadalupe Ramirez. Absent members were Vickie Jackson and Chris Collins. High Sierra Management representative present was Sherri Carey.

Legal Action Notice – Management provided an update from Association counsel pertaining to the legal demand received from 1093047401 and the response provided.

COLLECTIONS

Management provided an update for assessment collections and attorney status. Management advised that demand letters advising of trash suspension has been sent to all delinquent members beginning April 1, 2021 and further update will be provided at the next meeting.

DEED RESTRICTIONS

The deed restriction and attorney action update reports were provided to the Board for review. The Board discussed how landscape repairs should be pursued to begin focusing on clean up from the freeze event in February.

CONSTABLE PATROL HOURS

Mrs. Ramirez presented the proposed hours of patrol options received from the Constable's office. After review and discussion regarding concerns about current patrol visibility and whether or not the Association is benefiting from the amount of patrol hours currently being received, the Board agreed to further pursue a change in the patrol hours creating a split shift and different patrol days. The hours change will be submitted to the Patrol office and further information will be presented at the next meeting.

There being no further business to come before the Board, a motion was made to adjourn at 9:10 p.m. The motion was unanimously approved by the Board members present.