



THE OPEN AND EXECUTIVE SESSION OF THE PRESTONWOOD FOREST MAINTENANCE ASSOCIATION, INC. BOARD OF DIRECTORS MEETING JULY 22, 2021 was called to order at 7:00 p.m. for the purpose of reviewing operating business and Executive matters.

ESTABLISHMENT OF QUORUM – Quorum was established with the following Directors present; Larry Hogan, Pete Lugo, Ernesto Avellaneda, Vicki Jackson, Chris Collins, Jim Scott and Guadalupe Ramirez, Chris Collin, and Pete Kurz. High Sierra Management representative present was Sherri Carey.

APPOINTMENT OF DIRECTOR

Jesse Burgos was present to volunteer for appointment to the open Board position vacated by Eric Stapleton. Mr. Burgos also received the next highest number of votes during the annual meeting election in May 2021. A motion was made by Director Jackson and seconded by Director Ramirez to appoint Jess Burgos to the unexpired vacated position on the Board with a term expiring in May 2022. The motion was unanimously approved by the Board members present.

BOARD OFFICER & DUTY ASSIGNMENTS

The floor was opened for Board Officer nominations and Duty Assignments. A motion was made, seconded and unanimously approved to appoint the following Director assignments:

<u>Officers</u>
President
Vice President
Secretary
Treasurer
Director
Director
Director
Director
Director

<u>Directors</u>
Pete Lugo
Pete Kurz
Chris Collins
Larry Hogan
Jesse Burgos
Vicki Jackson
Guadalupe Ramirez
Ernesto Avellaneda
Jim Scott

<u>Directorships/Liaisons</u>
Clubhouse and Clubhouse Rental
Deed Restrictions/ACC
Landscape
Pool Facilities
Security
Tennis Courts and Court Rentals
Waste Collection
Community Events/Committees
Website/Communications/Press
Nominating Committee

LEAD	BACK-UP
HSM	Jesse Burgos
Pete Kurz	Jim Scott
Chris Collins	Jesse Burgos
Guadalupe Ramirez	Ernesto Avellaneda
Guadalupe Ramirez	Pete Lugo
Ernesto Avellaneda	Guadalupe Ramirez
HSM	N/A
Vicki Jackson	Jesse Burgos
Pete Lugo	HSM
Jim Scott	Pete Kurz

CONSTABLE REPORT

Constable patrol representatives were present to provide a report for June 2021. Questions were answered from the floor. Also discussed was an update regarding the patrol hours change request.

FINANCIAL REPORT

The financial report for the month ending June 30, 2021 was presented to the Board for review. Management also presented the draft 2020 audit for review. Treasurer Hogan made a motion and Vice President Kurz seconded the motion to accept the 2020 audit. The motion was unanimously approved by the Board members present. Management also presented an updated collection report to the Board for review and approval to proceed with legal demand on accounts that remain delinquent for 2021 dues. A motion was made by Vice President Kurz and seconded by Treasurer Hogan to proceed with legal collection demand on the following accounts:

109300082	109304730	109305251
109301280	109304220	109303341
109301361	109304590	109301471
109301760	109304631	
109302120	109304882	
109300050	109305331	
109302480	109306260	
109303720	109306281	
109301910	109306612	
109300650	109306660	
109302891	109307270	
109304020	109304260	
109303641	109304610	
109307311	109305312	
109307612	109301770	

The motion was unanimously approved by all Board members present.

CONTRACTS, MAINTENANCE AND BIDS

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

- Dog bags needed
 - pool II plaster bids - Forthcoming
 - entry monument pressure washing and paint touch ups - PENDING
 - Schedule meeting with landscaper to review additional maintenance needed and status of improvements already approved - PENDING
 - Investigate possible changes to culdesac islands
 - Schedule repairs to the walkway between the clubhouse and TC 1 – PENDING
 - Research options for replacement or removal of the deteriorated wooden observation deck at TC1
- Management presented bids for the replacement of the outdated camera system at both facilities with an updated system including wifi capabilities. Director Avellaneda made a motion and Director Ramirez seconded to approve the bid from Technical Touch LLC totaling \$3,628.00. The motion was unanimously approved by all Board members present.

PENDING BUSINESS

Management presented more details regarding the Texas Legislative changes and how homeowners association are to comply with such. The Association's legal counsel will be preparing the draft policies for Board review at a later date.

DEED RESTRICTIONS

The deed restriction and attorney action update reports were provided to the Board for review. The Board also discussed the ongoing increase of commercial vehicles being parked in the community, as well as personal vehicle street parking issues. Management will monitor and pursue further to determine the most frequent types of violations needing to be addressed specifically. A motion was made by Director Scott and seconded by Director Avellaneda to pursue further legal action against the following account for outstanding violation resolution:

109307610

109307790

109302480

109302840

109303030

109305760

109303652

109301400

109304311

The motion was unanimously approved by all Board members present.

COMMUNITY EVENTS

The Board discussed the upcoming community events and tentative plans for each. The following dates were also approved for each event:

Fall Festival – October 2

Nite of Lites – December 11 – January 2

There being no further business to come before the Board, a motion was made to adjourn at 9:25 p.m.

The motion was unanimously approved by the Board members present.