



THE OPEN SESSION OF THE PRESTONWOOD FOREST MAINTENANCE ASSOCIATION, INC. BOARD OF DIRECTORS MEETING JULY 20, 2023 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; Jesse Burgos, Jim Scott, Guadalupe Ramirez, Larry Hogan, Pete Lugo, Chris Collins, Pete Kurz and Jared Zezima. Absent member was Ernesto Avellaneda. High Sierra Management representative present was Sherri Carey. Homeowners were also invited to join the meeting.

CONSTABLE REPORT

Constable patrol representatives were present to provide a report for June 2023 and answered questions from the floor.

MINUTES

The Board of Directors meeting minutes June 15, 2023 were presented for review. A motion was made and seconded from the floor to approve the minutes as presented. The motion was unanimously approved by the Board members present.

FINANCIAL REPORT

The financial report for the month ending June 30, 2023 was presented to the Board for review. Also discussed were the current legal collections and delinquency statuses. Management also advised that the 2022 tax return and audit are in progress and further information will be provided when received.

ADMINISTRATIVE

- Community Events – The Board discussed plan for the following upcoming events:
 - The Board also discussed reinstating the annual Fall Scarecrow decorating contest scheduled for November 17, 2023. First, second and third place will be awarded and management will order signs for winners.
 - The Board discussed the proposed reception for longtime residents in honor of the community 50th anniversary tentatively scheduled for November 16, 2023 and further arrangements will be finalized at the next meeting.
 - Fall Fest scheduled for October 7, 2023 and further arrangements will be finalized at the next meeting.
 - The Board also discussed the July 4th event and changes needed for the next year.
- Commercial Vehicle Parking – Management advised that pursuit of the needed signatures to complete the petition to Harris County is ongoing and further information will be provided at the next meeting.
- Proposed Digital Message Boards – Mr. Lugo presented information regarding the proposed installation of digital message boards to replace the existing letter boards at the clubhouse and Charlynn Oaks entrance. The information was requested by the PFUD for further consideration as the Association does not have the available funds to allocate to said project. Further information will be provided as received.
- ACC Application – Mr. Scott presented proposed changes to the existing architectural review application and explained more details/requirements needed. After further discussion the Board agreed that Mr. Scott should work with management to prepare a

revised form for final review and approval at a later date.

CONTRACTS, MAINTENANCE AND BIDS

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

- Tennis Courts – Management advised of several requests to create a pickle ball area at the back tennis courts. **(PENDING)**
- Install signage at pools providing the hours and days of operation. **(PENDING)**
- Issue work order for self closer on bathroom doors at pool 2. **(PENDING)**
- Management presented details regarding additional surveillance camera additions for both facilities currently in progress.
- Management advised the Board that the existing card reader systems at all facilities cannot be repaired as the technology is outdated but that HSM has purchased a new DoorKing system with upgraded technology and installation and programming for all facilities in in progress. Further updates as to the project completion will be provided at the next meeting.

DEED RESTRICTIONS

The deed restriction and attorney action update reports were provided to the Board for review. Management provided information regarding ongoing violations ready for further legal action.

There being no further business to come before the Board, a motion was made to adjourn at 9:15 p.m. The motion was unanimously approved by the Board members present.