

Panther Creek Homeowners Association
Managed by RealManage, LLC
BOARD OF DIRECTORS MEETING MINUTES
April 15, 2009 6:35 p.m.

Board Members Present:

Bill Woodard, President
Jeanne Rubin, Chair
Bill Milford, Treasurer
Cliff Sosamon, Secretary
Chris Showman, Director
Brian Reinhardt, Vice President

Members Absent:

None

RealManage:

Trecy Lomax, Sr. CAM

The meeting was **called to order** by President at 6:35 PM.

Cliff MOTIONED to approve the **consent agenda.**; President seconded, all were in favor, motion carried.

MANAGEMENT REPORT: (Trecy Lomax)

- Board has read thru the management report.
- RM instructed to get signature card signed by other parties and sent to Equity.
- RM instructed to find out what the variance was in Money Market account.
- RM also instructed to bring a list of repeat chronic DRV offenders to next meeting with information provided by inspector.
- RM advised that Budget Process is to start soon, per Bill Woodard.

OLD BUSINESS

Buescher/Butler Updates: No actions

Bad Yards Program Recap: Change the policy on the Bad Yards program, to reflect the fact that the Landscaper will be mowing rather than volunteer homeowners and changing 10 days to seven days deadline.

-RM instructed to get Haven to mow the empty lot on Kingsville 2 days after notifying builder.

NEW BUSINESS

Open Board Position: Board decided that this position will be re-filled and discussed possible replacements.

-Bill Woodard motioned that Bill Milford will be the new Treasurer, and that Cliff Sosamon is the new Secretary. Brian Seconded, all in favor, motion carried.

Lock Box Option: Board decided NO on the lockbox option, there is one already in place.

Name Badges: RM is ordering name badges from Peachtree Business Products.

Wooden Signs: RM gave Peachtree catalog to Board President for review of these signs.

Accounting Database Audit: After conference call, Aaron has put together action plan for this.

-RM instructed to find out why payments are taking so long to take effect in accounting.

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-RM instructed to get the 2007 Final Copy Audit and email it to Bill Woodard as soon as possible in addition to giving him a physical copy.

Next Board Meeting: Trecy is double booked for an Annual meeting beyond his control, and will not be able to meet May 20th, Board is advised to either re-schedule or meet without him on that evening.

COMMITTEE REPORTS

ACC: -RM instructed to find out if ACC language has made it to Judd Austin for amending.

BEAUTIFICATION: RM instructed to email City Planning and Development to get plat map for perimeter fencing.

-Brian motioned to approve Haven Bid #39, items 1 and 2 and a special combination of 3 and 4. Cliff Seconded, all were in favor, motion carried.

-Rm instructed to evaluate the dead tree situation on Hillcrest between El Dorado and Hillsboro, get with Haven to plan replacing..

COVENANTS: RM is instructed to draw up a procedure in writing, as to the steps involved in a hearing process, based on Gov. Docs and info provided.

COMMUNICATION: Have not met this period yet.

POOL: -Open pool on May 2

-RM instructed to get bid from Five Star Pools right away.

-RM instructed to get two more bids on Key Cards for pool area and email to Board.

-RM is to get 3 bids for Pool Monitoring Companies right away and email to board.

SOCIAL: -"Spring Spectacular" is set for May 2nd, someone from RM is strongly invited to this function if at all possible.

SAFETY:

ADJOURNMENT

With no further business to take action on, Motion made by Bill Milford to adjourn meeting at 8:38pm, Jeanne 2nded, motion carried.