

Panther Creek Homeowners Association
Managed by RealManage, LLC
BOARD OF DIRECTORS MEETING MINUTES
May 20, 2009 6:33 p.m.

Board Members Present:

Bill Woodard, President
Jeanne Rubin, Chair
Jamie Lockwood, Director
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 6:33 PM.

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

MANAGEMENT REPORT: (Trecy Lomax)

- Board has read thru the management report.
- Chair will get a "No Soliciting" sign to put in front of the foreclosure.
- RM instructed to finalize the process on the foreclosure, as advised by attorney.
- Tailor the Chronic offenders list to show top ten offenders, whether or not they are paying, how long its been going on without reconciliation and this should be in the form of a spreadsheet.
- RM instructed to make sure that any homes that were/are cited for fence not going all the way around the perimeter, are removed of any fines or DRV records
- RM instructed to find who the sellers were for First Texas Homes just recently, are they Buescher?
- RM asked to show Board a way to see what has been written off of former bad debt accounts.

OLD BUSINESS

Open Board Position: - Treasurer made a motion that James Lockwood be appointed to the board as Director at large to take Eric Ciminski's place and serve the rest of his term, expiring at the annual meeting later this year. President seconded, all were in favor, motion carried.

- Send Jamie all of the new training material for board member,

Name Badges: - RM Instructed to order a name badge for Jamie Lockwood, to be delivered to him at next meeting.

Ongoing Issues with Inspections: - RM instructed to make sure that the wording of DRVs for homes that need their grass mowed, say "GRASS NEEDS TO BE MOWED"

- Board would like to know if back yards are subject to ordinance mowing.

Wooden Signs: Communications Comm. To follow up

- Board could possibly use the Intermandeco sign being used at the church lot, President is to call Sonny about it.

Bad Yards Policy Updated: New Policy was given to Chair, and she will review it and make any necessary amendments and finalize later.

Accounting Audit: - RM instructed to get Cavanaugh to send the 2007 Audit immediately and instructed to move forward on the 2008 Audit preparation.

NEW BUSINESS

Fire Ants in City Parks: - RM instructed to call Frisco Parks and Recreation, Bobby Johnson, and get the city to treat the ant problem areas in City parks.

Recruiting Volunteers: Need to make a Welcoming Committee, Chair (Jeanne) has someone who would do this, a couple.

COMMITTEE REPORTS

ACC: - Will have standards next month, ready to go to attorney for approval, should be ready by July.

BEAUTIFICATION: - RM instructed to get bid from Haven, on paving the grassy area on SW corner of the Pool area,

COVENANTS: RM instructed to follow up with the homeowner that was scheduled in May Again these are notes for you as we already knew this is state law and in our documents.- RM instructed to get Bill M the 2009 Texas Hearing Outline ASAP.

- RM instructed to get hearing procedures detailed out by the attorney
- Discussion regarding possibly joining ACC and Covenants together

COMMUNICATION: NA

POOL: - Pool Monitor expenses are to be budgeted each year for \$16,500, so that it does not have to come out of operating account

- RM to contact the bidding pool vendors with follow up questions RM instructed to have the Pool tech test the emergency phone, to see who it is that answers.
- Bill Milford will do a conference call with all of the gate key card system bidders
- **SOCIAL:** -\$4218.33 was the final total on what was spent on the spring spectacular event.

SAFETY: - NA

ADJOURNMENT

Meeting adjourned at 8:58 pm.