

Panther Creek Homeowners Association
Managed by RealManage, LLC
BOARD OF DIRECTORS MEETING MINUTES
August 19, 2009 6:30 p.m.

Board Members Present:

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

Members Absent:

RealManage:

Elma Vazquez
Irene Bridges
Chris O'Neil

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

Brian Reinhardt MOTIONED to approve the **consent agenda**; Bill Milford seconded, all were in favor, motion carried.

Consent Agenda:

Approval of June Financials
Approval of July Minutes
Approval of July Financials
Petty Cash – Volunteer Appreciation Dinner
11467 Jasper
Sign-A-Rama

MANAGEMENT REPORT:

Elma Vazquez, RealManage reviewed the financial overview, variances, frequent violation and open and closed task.

COMMITTEE REPORTS

1. **Covenants Control Committee-** The previous motion passed. However, the committee will revise to add "alley" to the By-Laws for revisions.
2. **Beautification-** The Beautification Committee didn't meet in July will need to meet with Rocky to discuss drain issue.
3. **Communication-** Per the City, LED signs are not allowed. At this time they have not found signs.
4. **Nominating-** There are currently 3 people for nomination.
5. **Pool-** The board of directors agreed to set the sale of any replacement pool keys in the amount of \$25.00. Cliff Sosamon motioned to approve the fee and Bill Milford seconded, all were in favor, motion carried.
6. **Social-** The next Social Event is National Night Out on October 13, 2009. The committee is encouraging block parties.
7. **Safety-** There was not a discussion on this item.

OLD BUSINESS

1. **New Pool Key System-** Elma Vazquez, RealManage informed the board that the install of the new system is completed.

2. **Waterfall** – The boards agreed to power wash the waterfall and remove motors for possible sale.
3. **Insurance** – The board requested additional detail information of current coverage and umbrella coverage. This item was tabled until additional information is received and provided to the board.
4. **Lighting Maintenance Contract/Repairs-** Elma Vazquez, RealManage presented a bid from Owens' Electric. The bid was to replace the mercury vapor lamps in the rest of the tree lights at the Hillsboro entrance. The total cost is \$633.00, plus tax. Jeanne R motioned to approve the bid, Cliff S seconded, all in favor motioned passed.
5. **Smith Protection Security-** The Board of Directors has agreed to cancel the contract based on breach of contract.
6. **CD Overage** – RM will provide a recommendation to the board on the overage for the operating account.

NEW BUSINESS

1. **Haven – Tree Replacement Bid-** Elma Vazquez, RealManage provided a bid on planting of trees. Total cost \$6,614.08. Cliff S motioned to approve the bid, Bill W seconded, all in favor motioned passed.
2. **Next meeting set for September 16, 2009**

With no further business to take action on, meeting adjourned at 8:41pm, Jeanne R.