

PANTHER CREEK ESTATES HOA BOARD MEETING  
SEPTEMBER 19, 2007 – 6:30 pm Kroger Preston & Stonebrook

6:30 – 7:00 pm Open to Homeowners – Bill Woodard / Board Meeting 7:15pm

Open Meeting at 7:10pm

Board Members Present: Bill, Jeanne, Lee, Eric, Chris and Jen / Betty via phone

Approve minutes of Board Meeting August 21, 2007 – Lee motions, Bill second, all approve.

**Betty Open Items-**

1. Fountain Update – Both fountains and the waterfall are up and working. Betty will have Fountain Company investigate why waterfall doesn't work all the way across
2. Current insurance does not cover anything put on website or radio. Betty will look into cost.
3. Betty brought up possibly getting insurance to cover workers comp. Cost = \$250 per year. Jeanne asked Betty to find out if any other neighborhood has this.
4. Yokum broken window – Attorney said okay to replace someone's personal property. The liability is minimal and the repair would keep a clean appearance to our neighborhood. We asked Betty to 1<sup>st</sup> send letter then after Oct 15 work on getting window replaced. Lee requested a copy of the attorney's letter. Betty to send Lee copy of attorney's email.

- Jeanne made a motion to send letter, and then get the window replaced after 15 days. Jen seconds, all in favor.

**Board Action Log Items –**

1. Board can update online.
2. Bill had business cards made up for the board members.

**Old Business –**

- Board Training update – look at Friday evenings Jeanne going to check it out.
- Plans for annual mtg – please take time to jot down ideas and email Bill about what want to discuss. Jeanne mentioned the chair person of each committee has been emailed to send any info to Bill. Bill will compile list. Sometime before November meeting the board will need to get together (on day other than scheduled board meeting) to plan the December Annual HOA Meeting. Jeanne mentions that we will be doing a power point slide and already has Adam working on this.
- Management Company RFP – anything to add – please get this info to Brian
- PID - info now on website. Will be explained (in general terms) at Annual mtg.

**Finances -**

Bill made a motion to accept July and August financials, Jeanne second, all in favor.

Delinquencies – Betty wants to know what the minimum balance should be before we send statement each month to homeowners. Bill suggests and board agrees that \$50 would be a good number.

Board will waive fines but not hard charges. Will waive fines 1<sup>st</sup> time but will not for repeated times.

### **New Business -**

Homeowner came tonight to discuss few things. Main entrance on Hillsboro / Angelo drive....sections of sidewalk missing behind Mercedes Model just sold. Granbury / Eldorado entrance west side sidewalk does not extend all the way to Eldorado. Betty going to look into those locations to see if the city or developer was supposed to be responsible for those areas.

### **Committee Reports**

- ACC – no mtg. They only had one request submitted this past month.
- Covenants – had mtg. Looking for more of a quorum. Future plan to make basic changes to current bylaws.
- Communication – presented board with a proposed budget. Bill made a motion to approve budget, Lee second, all in favor.
- Beautification committee – has a plan/vision for neighborhood. Presented 5 different proposals – all passed.
  - Tree purchasing proposal - Jeanne motion approve in amt of \$12,000, Lee second, all in favor.
  - Hillcrest Area – clean up area approved. Bill motions, Lee seconds, all in favor.
  - Gas Easements – clover did not work, committee asking to put in rye for the winter and then Bermuda in spring. Jeanne made a motion to amend this proposal. New proposal - to approve spraying of the weeds and placement of rye. Then come back in May to do hydro mulch – Bermuda. Chris seconds, all in favor.
  - Hillsboro entrance – Eric motion to approve and Bill second. All in favor.
  - Whitesboro entrance – Jeanne motion, Bill second, all in favor.

Betty will now contact the 2 companies who placed their bids - Haven (Hillsboro and Whitesboro) and ALS (gas easement, Hillcrest, trees). She then will email committee chair with details.

Board asked Beautification to provide ACC with a list of standards on planting in the greenbelts. Board asks committee to look into the dead trees along Eldorado and Hillcrest.

- Pool Committee – Proposal to remove stump in grass area near baby pool. Discussion on whether to have removed and filled with dirt or to grind the stump. Betty looking in to which cost is best and will proceed after pool closing.

- ~ Will mulch pool beds in spring before pool opens.
- ~ Betty will find out the status on the security flood lights.
- ~ Committee to come up with 3 concrete proposals regarding the pool (expanding, adding, spray park) for our Dec. meeting
- ~ Betty will have the light dimmers in the bathrooms replaced.
- ~ Shed will be delivered and put in on Friday between 7-11am.
- ~ Betty will look into warranty of bathroom floors. Men's room floor "peeling".
- Social – event update
- Safety – meeting possibly to be scheduled for Thurs, Sept. 27<sup>th</sup>. Will put on website once set.

Betty asked when working on next year's budget if board wanted her to make a contingency for future projects. All agreed – yes.

Meeting adjourned at 9pm.