

PANTHER CREEK ESTATES HOA BOARD MEETING MINUTES
FEBRUARY 21, 2007 – 7:15PM SEM ELEMENTARY SCHOOL

Approved minutes of Board Meeting January 24, 2007 (attachment)

- Committee Reports

ACC – Bill reported that the committee is going back through the HOA documents to pull out any rules and regulations currently in place. According to the attorney our documents allow us to clarify but not expand on these rules. Afterwards both the ACC and Beautification committees will be better able to look at a sensible fining policy. Bill gave an example of a fence that was constructed with poles 4-6” above the fence line. Betty felt that this constituted a fence that was not built properly and would send the homeowner a letter stating that it was to be corrected. Bill will send Betty the address so she can follow up.

Covenants – Lee stated that the committee has a meeting scheduled for February 26 and is still looking for members.

Communication -

- Radio Station Proposal - Chris shared the figures for purchasing the equipment for the HOA radio station, approximately 1535. (detail attached.) After some discussion Brian moved and Jen seconded that we purchase the radio equipment and begin broadcasting as soon as possible. Eric amended the proposal to say that cost must remain at or below \$2000. Motion passed with one against. Chris will purchase the equipment and give receipts to Betty for reimbursement. He will email updated proposal regarding electricity costs prior to purchase so the board can approve this expenditure as well.
- Website Training Schedule – Jeanne will contact committee chairs to train them in website posting. Board would like to change Information page on website to “Home.” Jeanne did not think that was possible but we can create a Home page. Suggestion to add date and time to website.
- Jeanne reported that the newsletter has been mailed and will be posted on website.

Beautification – Eric described the walk through with ALS, SBB and committee and board members. We are lucky that the landscape of our neighborhood was designed to be natural as this will help us with water restrictions in the years to come. The committee is very busy and especially wanted to bring to the board’s attention:

- Bid request for second median on Whitesboro from ALS seem high. Committee will research and bring recommendation to board.
- Questionable areas remain: eyebrow at Gardendale & Luckenbach- ALS is working with developer to try and resolve; Cul-de-sac at Greenhaven- waiting for city to finish work; Area behind pool-waiting for more research on splash park
- As landscape is our largest budget item, the committee has requested Betty put out for bid

Pool – Chris presented a proposal for a 3800 square foot splash park for \$443,000. The process would take approximately 5 months from start to finish. In contrast a second pool, if we could get an area re-zoned and purchase appropriate land from a

builder would cost close to \$900,000. After lengthy discussion it was agreed that any expense this large would have to wait until after our reserve study is complete. In addition many felt that this is an issue that would need to be brought directly to the homeowners as it may involve a one time assessment. The subject will be revisited after the reserve study. Board members requested that Chris email an abbreviated proposal so everyone can study the information he has gathered. There is a very small water feature at Willow Bay if anyone wants to see one.

- Chris and Betty presented some information on possible shade structures for the baby pool. Betty mentioned that a structure would impede the view of some homeowners and all agreed that it would be prudent to discuss with those affected before proceeding. As research is still ongoing it was decided to table this subject.
- Chris has had some frustration getting the pool committee members together. He will work to try and meet with the committee and bring written, itemized proposal for picnic tables, lounge chairs and trash cans to next board meeting.

Social – Brian emailed minutes of committee meeting and asked for feedback on budget for social events. Everyone felt that we want to spend money on events to make them enjoyable for all residents. It was suggested that the committee try to create a budget for their first event, Easter picnic, and the board will review and revise if necessary.

Safety – Jen reported that the Safety Committee still only has 2 members. The Chair resigned but will continue to be our liaison to Frisco Neighborhood Watch. Jen will post some information on the website regarding Frisco Safety Day, Pet Registration and Alarm Permit Fees. No solicit signs are available for \$8.00. Homeowners should call the police if they see 4 wheelers and dirt bikes without licenses which are against the law. There is an issue with people speeding in the alleys. Betty mentioned that some neighborhoods have a sign at the entrance that states the alley speed limit as the city won't place signs in the alley.

- Old Business

PID Meeting – Brian will call the Assistant City Manager about meeting date.

Reserve Study- Fisher-Smoucha, Association Reserves, and Criterium-Dotson proposals and samples were reviewed by board members and there was a discussion about the pros and cons of each. Eric moved and Jeanne seconded to have Criterium-Dotson perform the reserve study. Brian amended to include pond study. Motion passed 5-2.

Fountains – Electrician fixed but now one appears to be clogged. Also Chris suggested turning off bubbler if it is not necessary. Betty will check on both items and report back.

Fining Policy Update – Bill, Eric- tabled

- Finances

A discussion of the proposed 2007 Budget 2007 included questions about number of households when neighborhood is totally built out-1073 and how many lots are still in Intermandeco's name-32. We agreed to amend the amounts for Social Events and Pool Furniture & Fixtures. Everyone agreed further that the budget is a living document that we will continue to revise through the

year. Brian made a motion and Lee seconded to approve the 2007 budget. Motion passed unanimously..

Audit- Brian made a motion and Lee seconded to recommend Goldklang, Cavanaugh & Associates, P.C. to perform the Association's audit. Motion passed unanimously.
Collection/Payment Application Policies Recommendation – Brian passed around a revised draft of policies and several minor changes were suggested. He will rewrite and email for board approval.

Delinquency Summary Report – Betty distributed a Delinquency Recap, and definitions of Liens and Foreclosure. The board approved the following action items (details attached):

- Brian made a motion and Jeanne seconded to have SBB write off 3 account balances due to foreclosure. Motion passed unanimously.
- Brian made a motion and Chris seconded instructing SBB to send 10 Attorney demand letters. Motion passed unanimously.
- Lee made a motion and Brian seconded to have the attorney file liens on two properties each owing over \$1000. Motion passed unanimously.
- New Business

Lighting Proposal (attachment) – After some discussion there was general agreement that it was prudent to upgrade lights now in order to save money later. Brian made a motion and bill seconded to accept Bob Owens Electric proposal for repairs and upgrades and hold off on a monthly electrical maintenance contract at this time. Motion passed unanimously.

Signs (attachment) – There was a discussion of temporary signs for introducing the website and radio station versus long term signs for HOA meetings and Yard of the month. Brian made a motion and Jen seconded to purchase 5 signs @ \$50 each to advertise the website and radio station. Motion passed unanimously.

Betty announced that the Granbury sign will be finished in a couple of weeks.

Neighborhood Retail at Eldorado & Coit (attachment) – There will be no current homeowners bordering this new retail area. The developer would like to meet with the board to tell us about his plans for the site. Betty will see if next Friday March 2 is convenient for the developer.

Communication of HOA business – Bill requested that all official HOA and board communication come through the website, newsletter or eventually radio station. Avoid announcements of discussions and open items still in the planning stages. The board should strive to present a positive, cohesive message to the homeowners.

- Betty's Open Item Report –(attached)

Lee made a motion and Chris seconded to adjourn the meeting at 9:20 p.m.

Respectfully submitted,

Jeanne S Rubin