

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

Lee, Bill, Jeanne, Eric, Chris, Jen and Betty in attendance.

Lee made a motion and Chris seconded to approve minutes of Board Meeting February 21, 2007. Passed Unanimously.

- **Committee Reports**

Covenants – Lee reported that the Committee has begun to review the by-laws and will work on the Table of Contents at the next meeting. Bill Milford will act as Chair. Betty suggested that the Committee consider using appendixes for additions to by-laws.

Communication -

**Radio Station Update** - Chris reported that he is still waiting for one part and needs a computer. Jeanne will post on website. The call letters will be 1670 am.

**Website Update** – Jeanne reported that all but one Committee Chair has been trained on the website. Per request default page has been renamed Home page and posts have been shortened with an option to click for more. Board agreed that a recipe exchange can be posted on the site.

Only a few surveys have been returned, results shared. The Committee will be at the March 31 event to try to collect more surveys. We have also begun collecting data especially email addresses and request the board's assistance.

Signs update – Now that we have radio station number we can purchase signs. Board approved upgrading to the dry erase sign for \$90. each.

Beatification – Eric reported that the Committee recommends board approval of ALS proposal for mulch \$1948. Jeanne made a motion to accept, Chris seconded. Passed unanimously. Committee is recommending we hold off on tree replacement. They are very concerned with the weeds and trash in the neighborhood. After some discussion it was agreed: we will hold off on homeowner letters, ALS will re-spray for weeds, Betty will send a letter from HOA to the builders regarding cleaning up empty lots, Jeanne will post information on website on weeds and how to report code violations to city.

**Clean-up Day** will be held in conjunction with the City of Frisco event on April 21. There is a planning meeting at Ariel Ortegon's on Tuesday 3/27.

Pool – The pool passed inspection and will open the last weekend in April. Chris and Bill will meet with the committee and any interested board members on Saturday at 11:30am at the pool to draw up a proposal for pool furniture. Betty will then get us bids.

Social – Photos with the Easter Bunny on March 31. Board members will try to attend.

Safety – Jen reviewed previously emailed minutes. Committee has Chair-Police officer Scott Greer. There was a very informative post about parking in the neighborhood. Committee will post a reminder about speed limits and children playing in the street.

ACC – Bill distributed new draft of Rules. He will send soft copy. Please review and send comments to Bill prior to March 31.

It was suggested to post a reminder on the website regarding garage sales.

For all Committees it was decided that meeting minutes should be emailed to board members with highlights or action items in body of email. Then at board meeting only action items will be discussed.

- Old Business

Motion to form and empower committees- Jeanne Rubin moved that we establish the following Committees to assist in the operation of the association: Architectural Control Committee, Beautification, Communications, Safety, Social, and Pool. The ACC Committee will review requests for structural changes to house/property based on a set of guidelines to be approved by the board and then will act independently unless a request falls outside of the guidelines. Seconded by Jen and passed unanimously.

PID Meeting Report – The city has agreed that we can solicit home owners for the HOA and PID assessments in one bill with one check. SBB is looking into this and Betty will let us know if there are any issues.

Fountains – Betty reported that the South fountain has been repaired but the North fountain breaker keeps tripping because it is overheating. The board approved draining the fountain (provided we will be able to refill) and having the fountain company do a thorough inspection and report findings to board prior to refilling. Betty will also ask about waterfall.

Neighborhood Retail at Eldorado & Coit Meeting- Bill distributed blue prints from the developer. West of ATT property will be a one story, residential looking mini-storage with one entrance. East of the property will be retail space with no anchor store, something like a Subway. P & Z takes 3-6 months so completion will probably be closer to the end of the year. There will be a school across Coit which will limit the types of businesses.

Specific Perimeter Fence Letters have been sent and Betty has been working with homeowners and builders to correct the issues. First Texas has been very Cooperative and according to Chris so has Mercedes. Betty will go back to Meritage and try to use peer pressure to get them in compliance as well. We will try to keep on top of new construction going forward.

- Finances

February Financials (attachment) \_ Betty explained that there are new income and expense accounts to reflect sponsorship monies and new programs such as radio and newsletter. Next months financials will show budget.

Petty Cash Account – Review handout from Betty for action at next board meeting.

Moving Money Out of Operating Account- Betty explained that we need to move money and there was some discussion on the best place to move including the option of using local and/or larger financial institutions. Members should read Betty's handout and plan to act at next board meeting. Jeanne will send homeowner who works at Chase Bank contact information to Betty.

Delinquency Recap- Lee made a motion and Jen seconded to accept all of SBB's recommended actions on delinquencies except for writing off late interest charges.

Passed with one against. After lengthy discussion Lee made a motion and Chris seconded to treat builders the same as homeowners with regards to collections and delinquencies. Passed unanimously.

- New Business

Betty recommended and board agreed that we wait on notarizing and recording Collection Policy until PID is resolved.

- Betty's Open Item Report- reviewed open items.
  - The Granbury sign project was delayed again but should be completed within one-two weeks.
  - The entry and landscape lighting repairs should be completed by March 22, 2007.

Jeanne made a motion and Lee seconded to adjourn meeting.

Respectfully Submitted,

Jeanne Rubin