

***Panther Creek Homeowners Association***  
**Managed by RealManage, LLC**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**February 17, 2010**

**Board Members Present:**

Cliff Sosamon, President  
Jaime Lockwood, Vice President  
Bill Woodard, Chair  
Bill Milford, Treasurer  
Ariel Ortegon, Director

**Members Absent:**

Ty Treadway, Secretary  
Chris Showman, Director

**RealManage:**

Elma Vazquez, CAM  
Irene Bridges, ACAM

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

Cliff MOTIONED to approve the **consent agenda**; Bill M. seconded, all were in favor, with a 5/0 vote and motioned carried.

Consent Agenda:

Approval of January Minutes  
Approval of Year End Financials

**MANAGEMENT REPORT:**

Elma Vazquez, RealManage reviewed the financial overview, variances, frequent violation and open and closed task.  
Starting in March, RM Inspector to review exterior fences on El Dorado, Hillcrest, and Angelo.

**COMMITTEE REPORTS:**

**Covenants Control Committee-** No meeting was held. Rules and Regulations will be completed as soon as possible and fining policy to be reviewed and completed by April 2010.

**Beautification-** A special meeting will be held to discuss new plans North of the Hillsboro entrance that will affect certain homeowners. Meeting to be held on March 10, 2010.

**Communication-** N/A

**Nominating-** N/A

**Pool-** Should look at pool furniture for this next pool season. Pool expansion committee to research expansion of pool with a budget of \$135,000.

**Social-** Having a meeting February 18, 2010 and will discuss having three social events.

**Safety-** N/A

**OLD BUSINESS**

1. **Water Tower-** Bill W. to get with the city to discuss this issue.

2. **Audit-** is in progress should be completed by March. Need accountant to file corporate tax returns.

<b>NEW BUSINESS</b>
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1. **Pool Key Cards:** Locks need to be changed at the pool, RM to get locks and replace them. Safety warning signs need to be replaced by the Pool Company. RM to get a new pool sign advising of the new pool key system.
2. **11657 Kingsville-** Cliff motioned, Ariel seconded to get full title search on this address, all were in favor with a 5/0 vote. Once we review title search and discuss outcome, will get locks changed and inspection on this property.

With no further business to take action on, meeting adjourned at 8:35 pm, next meeting is March 17, 2010.

