

Panther Creek Homeowners Association
Managed by RealManage, LLC
BOARD OF DIRECTORS MEETING MINUTES
January 20, 2010

Board Members Present:

Cliff Sosamon, President
Ty Treadway, Secretary
Bill Woodard, Chair
Bill Milford, Treasurer
Ariel Ortegon, Director

Members Absent:

Jaime Lockwood, Vice President
Chris Showman, Director

RealManage:

Elma Vazquez, CAM
Irene Bridges, ACAM

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

Bill W. 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 December Minutes

MANAGEMENT REPORT:

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

COMMITTEE REPORTS:

Covenants Control Committee- No meeting was held. Rules and Regulations needs to be obtained by attorney. Board requested to have the modifications by next meeting in February.

Beautification- Ariel met with Roundtree; preliminary drawings should be given to the board at next board meeting held in February.

Communication- N/A

Nominating- N/A

Pool- Should look at pool furniture for this next pool season.

Social N/A

Safety- N/A

OLD BUSINESS

1. **Water Tower-** Bill W. to get with the city to discuss this issue.
2. **Audit-** Board will continue services with Kevin Cavanaugh, CPA. For the 2010 Audit, board has requested that RM solicit three new bids for a CPA.

NEW BUSINESS

1. **Enforcement Policy:** RM is to send Bill M. a soft copy of the Rules and Regulations.

With no further business to take action on, meeting adjourned at 8:10 pm, next meeting is February 17, 2009.