

**Panther Creek Homeowners Association**  
**Managed by RealManage, LLC**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**December 16, 0009**

**Board Members Present:**

Cliff Sosamon, President  
Chris Showman, Director  
Ty Treadway, Secretary  
Bill Woodard, Chair  
Ariel Ortegon, Director

**Members Absent:**

Jaime Lockwood, Vice President

**RealManage:**

Elma Vazquez, CAM  
Irene Bridges, ACAM

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

Bill W. MOTIONED to approve the **consent agenda** correcting the November Minutes; Chris seconded, all were in favor by unanimous vote, motion carried.

Consent Agenda:

Approval of November Financials  
Approval of November Minutes

**MANAGEMENT REPORT:**

Elma Vazquez, RealManage reviewed the financial overview, variances, frequent violation and open and closed task. Board requested that the petty cash should always be at \$2500.00, and gives RM the authorization to replenish when account is below \$2500.00. Bill. M to discuss with Howard at RM all financial accounts.

**COMMITTEE REPORTS:**

**Covenants Control Committee-** N/A

**Beautification-** Ariel is to meet with Roundtree to discuss the leveling at Hillcrest.

**Communication-** N/A

**Nominating-** N/A

**Pool-** N/A

**Social** N/A

**Safety-** N/A

**OLD BUSINESS**

1. **Christmas Lights/Decorations-** Cliff discussed the issues with the Christmas lights and as of 12/16/09 all lights were working properly. Christmas light company will need to meet with

Anthony or Ariel from the Beautification committee to discuss next year's layouts and outlet usage.

2. **Update on Planning on Hillcrest-** Ariel to meet with Roundtree in January.
3. **Lots on Angelo-** Rocky already completed.
4. **Update on Kingsville Drainage-** Rocky already completed.

<b>NEW BUSINESS</b>
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1. **Haven's Bid:** Cliff motioned and Bill Ml seconded to have Haven Landscape paint fence at pool for \$920.13, estimate # 100 all were in unanimous favor.
2. **Meritage Signs:** Two signs were placed on vacant lots belonging to Meritage, one west of Granbury on Eldorado, and the other is on Hillcrest south of Dalhart. Signs are okay for now but if there are any problems RM will contact Meritage.
3. **Donation Money for PTA:** Bill M. motioned, Cliff seconded, all were unanimous favor to sponsor the SEM Stampede Event held by the PTA by donating \$600.
4. **Website Layout:** Bill W. to review layout.
5. **Official Recording of Committee Chairs for 2010-** Bill M. motioned, Ty seconded all were in unanimous favor to approve the following for Chair of the committee.

Covenants Control Committee: Sarah Panepinto  
Communication Committee: Jeanne Rubin  
Beautification Committee: Anthony Morgan  
Pool Committee: TBD  
Social Committee: Amber Wilson  
Safety Committee: Scott Greer

With no further business to take action on, meeting adjourned at 8:10pm, next meeting is January 20<sup>th</sup>, 2010.

