

Panther Creek Homeowners Association
Managed by RealManage, LLC
BOARD OF DIRECTORS MEETING MINUTES
November 18, 2009

Board Members Present:

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

Members Absent:

Bill Milford, Treasurer

RealManage:

Elma Vazquez, CAM
Irene Bridges, ACAM

The meeting was **called to order** by Chair at 6:30 PM.
Bill W. MOTIONED to approve the **consent agenda**; Cliff seconded, all were in favor, motion carried.

Consent Agenda:
Approval of October Financials
Approval of October Minutes

MANAGEMENT REPORT:

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

ELECTION OF OFFICERS:

Election of officers took place as follows:

Cliff Sosamon, President
Jaime Lockwood, Vice President
Bill Woodard, Chair
Bill Milford, Treasurer
Ty Treadway, Secretary
Chris Showman, Director
Ariel Ortegon, Director

Cliff motioned to approve positions, Ty seconded, all were in favor, and motioned carried.

Board Liaisons for committees are:

Covenants Control Committee: Bill Milford
Communication: Chris Showman
Beautification: Ariel Ortegon
Nominating: Jaime Lockwood
Pool: Ty Treadway and Cliff Sosamon
Social: Jaime Lockwood and Bill Woodard as back up
Safety: Bill Woodard

COMMITTEE REPORTS:

Covenants Control Committee- N/A

Beautification- Water leak near Granbury exit called for an executive session held between Bill W, and Bill M, Haven Landscape was authorized to work on it immediately.

Cliff motioned and Jaime seconded the approval for \$410 for extra outlets.

Communication- N/A

Nominating- N/A

Pool- N/A

Social N/A

Safety- N/A

OLD BUSINESS

1. **PID BOARD MEETING UPDATE-**Received PID Approval for trees to be put in Granbury and to add sub surface drain at Kingsville and Slidell. Chris motioned and Cliff seconded approval of estimates 83 \$11,653.69 and estimate 92 for \$1752. Cliff motioned, Ariel seconded approval for estimate 38 \$7,171.56 for next year's budget of Hillsboro's and Angelo topsoil project. Jaime motioned and Cliff seconded The Preliminary Concept Drawings by Roundtree for \$5500.
2. **2010 Budget-** The board reviewed the budget and Cliff motioned and Chris seconded the approval of the budget as discussed.

NEW BUSINESS

1. **Vacant Lots:** Cliff motioned and Ariel seconded to have Haven Landscape smooth out the dirt on two vacant lots that are on Angelo and Hillcrest.
2. **Pool Expansion Discussion:** To be discussed at pool committees meeting.
3. **Developer:** Ty motioned, Jaime seconded approval for the developer to be on a payment plan for one year starting January 2010 to December 2010. Any cost that might be associated with going on a payment plan is to be charged to the developer.

With no further business to take action on, meeting adjourned at 9:05 pm, next meeting is December 16, 2009.

