

Panther Creek Homeowners Association

Managed by RealManage, LLC

BOARD OF DIRECTORS MEETING MINUTES

June 18, 2008 7:15 p.m.

Board Members Present:

Chris Showman, Vice President
Brian Reinhardt, Treasurer
Jeanne Rubin, Secretary
Eric Ciminski, Asst. Treasurer
Jennifer Hampton, Asst. Secretary
Leroy Myrben, Chairman

Members Absent:

Bill Woodard, President

RealManage:

Meredith Tunnell, Director
Cindy Polando, Community Association Manager

Guest: 2

The meeting was **called to order** by Leroy at 7:15 PM.

Jeanne **MOTIONED** to approve the **consent agenda**; Brian seconded and the motion carried. The consent agenda included the May board meeting minutes, email voting recap, April, May and June financials as reported by SBB Management.

MANAGEMENT REPORT:

Management and the Board reviewed the **manager's report** as presented. Management recapped transition items with the board to complete this process.

Brian **MOTIONED** to approve to transfer all authorities previously directed by the board to SBB to RealManage; Jeanne seconded the motion carried. Some of the specific authorities include: Approving invoices under \$500.00.

Lighting Maintenance: The board approved to solicit of 3 independent proposals from 3 vendors for lighting maintenance that would include:

1. Proposal for reparation of a master list of all lighting fixtures, locations, bulbs, wattage and plat referencing.
2. Proposal for all current lighting repairs needed.
3. Proposal for monthly lighting inspections

OLD BUSINESS:

Amenity Survey: The board is waiting receipt of approximately 50 more surveys to determine the vote. Leroy with Bill's assistance will attempt to discuss reduced lot prices for purchase from the developer.

Foreclosures: There have been 2 homes that have been foreclosed on. Cindy will send the Board the ramifications of this procedure.

COMMITTEE REPORTS:

ACC	11203 Bakersfield is pending review upon receipt of proof of ownership as requested by the management company.
COVENANTS	Leroy informed the board that the committee is still in the drafting process of proposed by law changes. Anticipation of completion for board review is expected for the July board meeting.
COMMUNICATION	Lot Mowing: # home lots that are in non-compliance will be mowed by the association contractors. The deadline for article information is due by July 5 th to Jeanne. Distribution of the next newsletter is expected in August. Management will submit introduction article.
BEATIFICATION	The committee has invited three landscape companies to interview on Monday 23, 2008 and will submit final recommendation to the board by the July board meeting.
NOMINATING	ALS follow up, Cindy will meet them Friday 6/20/08 at 2PM to discuss open items. The committee is currently soliciting candidates for open board positions. Election to be held at the annual meeting set October 16, 2008.
POOL	Bids were presented to the board for shade options at the pool. After review of three options, the board concurred that the shade sails were the only option of interest at this time. The following vendors were selected to bid. Kraftsman , Noah's Playground, Southwest Parks and Playgrounds and Sun ports were invited to bid. Two bids are still outstanding and the board will review the information upon receipt.

Request to order signs- rules w/ the web information, RealManage, and entry sign

SOCIAL and SAFETY

Meetings planned, no
report

UPCOMING DATES

The next board meeting is set for July 16th, 2008.

With no further business to discuss, the Board adjourned the regular meeting session and went into executive session.