

Panther Creek Homeowners Association

Managed by RealManage, LLC

BOARD OF DIRECTORS MEETING MINUTES

AUGUST 20TH, 2008 7:05 p.m.

Board Members Present:

Bill Woodard, President
Brian Reinhardt, Treasurer
Jeanne Rubin, Secretary
Jennifer Hampton, Asst. Secretary
Leroy Myrben, Chairman

Members Absent:

Chris Showman, Vice President
Eric Ciminski, Asst. Treasurer

RealManage:

Meredith Tunnell, Director
Cindy Polando, Community Association Manager
Marcia Oppedal, Accounting VP

The meeting was **called to order** by Leroy at 7:05 PM.

Jeanne MOTIONED to approve the **consent agenda**; Lee seconded, motion carried.

MANAGEMENT REPORT:

Management reviewed completed **task list** with the board. Management reviewed financials, discussing the revenue deficient of 38%.

Lighting Maintenance:

Board reviewed maintenance report as presented by management, and approved. The spec sheet will be revised to include request for like fixtures and soft white color bulbs. Management will get bids to have outlets added to Granbury, Whitesboro and Dalhart entrances for Christmas lights.

OLD BUSINESS:

Management to schedule meeting at SEM Elementary for annual meeting

Financial discussion

Brian **MOTIONED**, Jeanne seconded to approve \$2500.00 to solicit design of major construction project limited to \$150,000.00. **MOTION** carried, with one **OPPOSED**:

- Pool with Shades
- Pool with Shades and Spray Park
- Spray Park with Shades

Revised Board Standards- board reviewed this document as presented by Bill. Tabled pending attorney review.

Open Items List: Management to get bids on purchasing and installing Christmas Lights. Management to locate fence waiver/agreement on 11496 Yoakum. Management to get with Jeanne to update welcome packet.

NEW BUSINESS:

Management to contact SEM Elementary to schedule Oct. 15th, 2008 Annual Meeting.

COMMITTEE REPORTS:

ACC	1 acc applications outstanding All request must have Bill's signature, and emailed to Bob
COVENANTS	Management will submit the amendments to the attorney for review.
COMMUNICATION	Management to provide definition of contiguous related to shed structures
BEATIFICATION	Newsletter- Next letter date Sept. 5th No reports
NOMINATING	Jeanne will download nominee form on Panther Creek Web-site
POOL	Pool logs reviewed Pool will close October 5, 2008 for the season Management will retain expansion prints from Tahitian Pools

SOCIAL

Social- Lee **MOTIONED**, Jeanne second, motioned carried, to purchase items totally \$3500.00 or less for use on October 25th, 2008, Panther Creek Carnival and future events.

Items include:

- Snow cone machine
- Hotdog warmer
- Generator (2)
- 80' Electrical cord
- Extension cord (3)
- Portable PA system
- Outdoor lights (2)

Management to transfer \$3500.00 to petty cash account.

Brian will work with Safety committee to plan National Night Out- October 7th

SAFETY

Management to provide security company a plat map of community for the drive patrol.

Safety committee to provide manager a weekly updated list of addresses or streets that the security will need to add to drive patrol area.

UPCOMING DATES

Next Meeting will be held September 17th, 2008.

With no further business to discuss, the Board adjourned the regular meeting at 9:42p.m.