

PANTHER CREEK ESTATES HOA BOARD MEETING MINUTES

November 19, 2008 – Kroger Preston & Stonebrook

In attendance: Bill Woodard, Chris Showman, Brian Reinhardt, Eric Ciminski, Lee Myrben, Jeanne Rubin, Candidate for Board Cliff Sosamon, Real Manage- Meredith Tunnel and Aaron Samples, special guests

Prior to meeting: 6:30- Covenants Committee came to give a review of several hearings held with homeowners. Major issues included: Homeowners unable to get specific information on DVR letter from Real Manage; Committee unable to determine specifics in order to conduct hearing; no Standards in place regarding Landscape violations. Board will follow up with Real Manage regarding concerns and ACC will draft a form for inspector as well as work with ACC to develop Landscape standards for board review.

Meeting officially called to order at 7:00pm – Roundtree presentation - Suzanne Ouren described Proposal for Design Services for Hillcrest area. An engineer's Tree Survey would be needed first and an approximate budget. Board will discuss and get back to Suzanne.

Consent Agenda – Addition: Executive Committee met to approve RBC diversification of funds recommendation. Lee mad a motion to approve consent agenda, Jeanne seconded and motion passed.

- Management Report – Meredith Tunnell- Management Company will investigate to see if Buescher Homes have been sold.

Bill made a motion to skip demand letter and place lien on accounts greater than 274. With exceptions noted. Lee seconded and motion passed.

Real Manage will draft a sample Amnesty letter for board review.

- Old Business

o Annual Meeting-October 15 – Did not have enough in attendance to conduct official meeting.

- New Business

o Annual Meeting-December 9 – Agenda will consist of approving minutes from 2007, votes on By-Laws changes and electing officers. We will be either outside or right inside the doors at Sem Elementary from 7-8pm. Meredith will send us the most up to date proxy list for use that night.

o Sem PTA – Jeanne had a meeting with Sem Elementary PTA President Carmen Martinez. Items discussed included: Meeting space at Sem for HOA; working together on social events; publicizing each others events and information. Jeanne will continue to work with PTA and facilitate meeting with Social Committee in New Year.

o Intermandeco issue with exterior fences- Meredith will make sure Jocelyn is familiar with the special requirements regarding our exterior fences and that violation letters are being sent and will provide 3 bids for staining for January meeting.

o Budget – Review of budget. Real Manage will make suggested changes and send updated budget to board for review by Monday. Board will return with comments by Wednesday. Budget will be approved at December meeting.

o DRV Guidelines – Board shared Covenants Committee concerns and other issues that have occurred recently. Inspector will only site extreme Landscape violations until further notice. She will also provide as much specific information regarding the nature of all violations as possible. Real Manage will provide a copy of DVR letter for review and follow up with issues regarding call center.

- Committee Reports –

o ACC –Bill -2 approvals

o Covenants – meeting to be held tonight

o Communication – Jeanne- Committee will begin working with new company for newsletter. Board members are encouraged to write articles.

o Nominating Committee – N/A

o Pool – Chris – meeting will be held on Thursday and committee will review Beautification and Landscaper ideas for pool area.

o Social – Brian will bring financial review to December meeting. Fall event was a huge success with over 350 in attendance. Brian requested that the board discuss Committee Liaison positions for 2009 and all agreed that this discussion along with a that of officer positions would be held at the first meeting of the new board.

o Safety- N/A

o Beautification – Landscape Bids- Board approved bids #50 and 51 to clean up trees around pool and #55 to replace decomposed granite near entrance.. Real Manage will provide 2 additional bids for trees for February meeting. Real Manage will get someone to look at fences on hike trail to determine if they should be painted or not. Bids regarding landscaping at pool were referred to Pool Committee for review. Other bids were tabled for further consideration.

- RM will provide bids to paint entrance signs.
- RM will instruct Owens to get fake rock to cover electrical and to fix light fixture at North Pond.
- Brian made a motion to install GFCI outlets at entrances up to \$1500. and approve contract from Season scapes for \$4084. Jeanne seconded and motion passed.

Meeting adjourned at 9:30pm.

Respectfully Submitted,

Jeanne S Rubin