

Panther Creek Association of Homeowners, Inc.

Annual Meeting Minutes

October 18, 2006

Meeting was called to order by Amy Edwards of SBB Management Company at 7:06 p.m. A quorum was established and Amy thanked the homeowners for their attendance.

Amy called for a motion to accept the minutes from the recalled pre-transition meeting. Brad Nations made the motion. Eric Ciminski seconded the motion and it was approved unanimously.

Amy introduced Betty Crudden, Adam Sabourin, Linda Harness and Sherri Schmoekel from SBB Management Company to the attendees.

Amy thanked the girl scouts and volunteers for babysitting services. Amy then introduced the nominating committee and thanked them for their help.

Lee Myrben of the nominating committee welcomed everyone to the meeting and thanked everyone for their support.

Amy acknowledged the meeting notice that was mailed.

Amy then explained the Board election process and introduced the Board candidates. Candidates were allowed to stand and address the audience.

Nominations from the floor were requested and none were received. Charlotte Demori made a motion to close nominations and Victor Miller seconded. The motion passed unanimously.

Amy called for the vote.

The winners of the vote were announced – Jeanne Rubin, Jen Hampton and Lee Myrben. Jeanne asked members to meet with committee leaders while the Board held a brief business meeting.

The meeting adjourned at 7:34 p.m. then reconvened at 7:37 p.m.

Jeanne announced that the Board voted to increase the number of directors from three (3) to seven (7). The next four nominations to receive the highest number of votes were announced as the new Board members. They are: Brian Reinhardt, Bill Woodard, Eric Ciminski and Chris Showman.

Amy then reviewed the Association financial statements and announced that the Association has more than \$400,000 in the bank at transition and are, therefore, in very good financial shape. Amy informed members they may request further information from Betty if needed.

No unfinished business.

No new business.

Amy then opened the meeting for questions from the members. Topics included the PID, landscaping issues, and communication issues between the new Board of Directors and the Association's members.

The meeting adjourned at 8:08 p.m.