

Panther Creek Homeowners Association
Managed by RealManage, LLC
BOARD OF DIRECTORS MEETING MINUTES
February 18st, 2009 6:41 p.m.

Board Members Present:

Bill Woodard, President
Jeanne Rubin, Chair
Eric Ciminski, Treasurer – Partial attendee
Bill Milford, Secretary
Cliff Sosamon, Director
Brian Reinhardt, Vice President

Members Absent:

Chris Showman, Director

RealManage:

Trecy Lomax, Sr. CAM
Aaron Samples, Division President

The meeting was **called to order** by Chair at 6:41 PM.

Vice President MOTIONED to approve the **consent agenda.**; Cliff seconded, all were in favor, motion carried.

MANAGEMENT REPORT: (Aaron Samples)

Aaron Samples elaborated on management report and stated for the record that we are doing better than most other communities in the DFW area, regarding current state of the economy ().

- RM instructed to call builders to get them to pay, since it has been done in the past and it brought results.
- RM also instructed to present a full summary of delinquency vs. a detailed list of exactly who is delinquent, to each meeting hereafter.
- RM instructed to scrutinize all accounts, insuring accuracy and fix any inaccuracies.
- In regards to how much we are spending on water, RM instructed to have Haven check for irrigation leaks and ask for watering schedule.

OLD BUSINESS:

Distribute New Petty Cash Material: - RM instructed to add Petty Cash Checks to the Board Task List (Aaron is handling this task) - RM instructed, also, to get Bill Woodard's Last name corrected on his debit card
- Brian instructed to close the Chase account within the next week. The remainder of the funds in the account should be in the form of a check, made out to Panther Creek Estates HOA.

Buescher Homes Status: - RM instructed to have Maryellen aware that we are to update each month on the Buescher accounts. Keep this included in the "Management Report" section from now on.

Foreclosure Status: - Board informed that there is only one foreclosure that WE foreclosed on, however there may be more that are going into foreclosure on their own, by their banks
- President motioned to approve and move forward on the Eviction Process for the Butler foreclosure issue, Cliff 2nded, all were in favor, motion carried.

Exterior Fences: - Panther Creek Estates HOA Board Meeting February 18, 2009

Six homeowners and a representative from the developer came to meet with the Board regarding the issue of the Exterior fences on Eldorado, Hillcrest and Panther Creek. The HOA documents are very clear about the construction and stain required on these fences however there is great inconsistency as each builder puts up the fences as a house is built. The HOA has sent violation letters to homeowners in the past regarding this issue and homeowners have been able to get builder to redo improperly built or stained fences. Currently some fences are starting to age adding to the inconsistent look on a very public place in our neighborhood. The board sent a letter to residents suggesting the possibility of hiring a contractor to paint the fences and assessing each owner the cost. Since the documents specifically state that it is the owners' responsibility to maintain the fence the board is not sure that the Association can absorb the cost with out creating a precedent.

All but one homeowner in attendance felt that the plan was not a good one and argued that the back area of their fence is more like common areas and should be maintained by the HOA. Some had recently stained their fences and were already in compliance and didn't feel like they should be penalized for the failure of others to do so. All felt the bids obtained thus far were very high.

Other suggestions and topics of discussion included:

- Repairs need to be done at same time as stain to get consistent look
- What about the iron fences on the greenbelt which will need painting soon

- HOA can purchase supplies and homeowners supply labor or share the cost of labor only
- Continue to fine those in violation and wait a couple of years until all fences need restraining
- Change the documents to make this an HOA responsibility

Board thanked members for attending and promised to keep them informed. President will follow up with developer to inquire about changing document.

Sample Letter of Amnesty: - RM instructed that there would be no amnesty on fines, just on assessments late fees and penalties.

- Brian motioned that homeowner accounts with balances of \$18.01 and below, will be brought to ZERO., Chair 2nded, all in favor, Motion Carried.
- President motioned that all homeowner accounts with balances of \$201.00 and up will receive an amnesty letter, Chair 2nded, all in favor, Motion carried. (I thought we amended to include all.)
- RM instructed to get the amnesty letter created, and submitted to board for review asap.

DRV Language/Fences update: - Fence DRV language is ready for covenants review. Covenants Chair has requested RM to send him an attachment of the changes.

NEW BUSINESS:

Inspections update: - Board was informed that Kelly Blair is starting on Monday, February 23, 2009 and will be on property every Monday, helping with inspections, color beds (what is this?), amenities and meeting with vendors. This is designed to keep us above the curve this season. She will be issued a laptop and an RM shirt so that she can be identified by homeowners and vendors.

- RM instructed to make sure that the notes at the bottom of DRVs are clear. For the sake of hearings that may be held. In the hearings, since there are no pictures to refer to, the committee needs as much detail as possible on the DRV and be consistent with it.
- RM instructed to really keep an eye on the Trees, sheds and alleys (both trash and people storing building materials.)
- Board is requesting that Kelly Blaire attends the next meeting.

Next Board Meeting Date and Agenda Items: March 18th, 2009 @ 6:30pm

- Inspections update
- Petty Cash Checks
- Buescher Homes update
- Foreclosure update
- Rekeying bids and options for Pool

COMMITTEE REPORTS:

ACC

- Bob Gunthrie resigned
- Sarah Panepinto, new Chair, RM instructed to insure that she is on the ACC main contact reference list in Customer Service database
- President announced that the shed violations are about to be better defined, in time for Spring
- (!)RM reminded to make inspector aware that if they can see the shed over the fence from the street it is probably a violation, RM instructed to add this to the task list for the inspector.
- Board and RM is now aware of Meritage Homes selling only the lots, and homeowners can now have other builders build their home. the homeowner MUST submit their build-plans to ACC for approval
- (this is a task for you not minutes.)

COVENANTS

COMMUNICATION

BEAUTIFICATION

- Brian announced that beds in pool area have been cleaned out and are ready for recommendation from pool committee. If they want to use pavers, no permit will be needed.

POOL

- Cliff to contact Lance about committee meeting times for the first week of March
- RM to determine thru Five Star Pools, if we are compliant with new regulations

and necessary follow up., (since this is part of our operating rules it doesn't need to be mentioned everytime.

SOCIAL

- Jeanne asks the assistance of any other board members who can donate their time to helping her at the SEM stampede event, at least two others.

SAFETY

With no further business to discuss, Chair adjourned the meeting at 8: 37 p.m