

Panther Creek Homeowners Association
Managed by RealManage, LLC
BOARD OF DIRECTORS MEETING MINUTES
January 21st, 2009 6:33 p.m.

Board Members Present:

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

Members Absent:

Chris Showman, Director

RealManage:

Trecy Lomax, Sr. CAM

The meeting was **called to order** by Bill W. at 6:33 PM.

Bill Woodard MOTIONED to approve the **consent agenda.**; Bill M. seconded, all were in favor, motion carried.

MANAGEMENT REPORT: (Trecy Lomax)

Board reviewed management report; President again requested that RealManage cash in the remaining CD once it has matured then move it over to the RBC operating account. President also requested that himself and the Treasurer be added as signers to a RBC Petty Cash account, and debit cards and checks be issued asap and to email all of the materials and documents to the both of them sometime before next meeting. Chair instructed that the Delinquency section of the manager's report, be more detailed and show (in the drop boxes) exactly where these numbers are coming from and show a comprehensive 30/60/90 day figure for delinquent accounts.

RM instructed to add all bid abstract comparison sheets to the agenda that is sent to the board, the Wednesday before the following week's board meeting. RM also instructed to include the Board Portal Task List with the Board meeting agenda.

OLD BUSINESS:

Committee Liaisons and Board positions: President announced that the following positions are to take on these new Liaison appointments:

Position	Name	Committee Liason Appointment
President	Bill Woodard	Communication
Vice President	Brian Reinhardt	Beautification
Chair	Jeanne Rubin	Social
Treasurer	Eric Ciminski	Safety
Secretary	Bill Milford	Covenants
Dir. At large	Cliff Sosamon	Pool
Dir. At large	Chris Showman	ACC

Bill M. motioned to acknowledge these positions and Liaison responsibilities, Cliff 2nd, all were in favor, motion carried.

Metal Fence/Iron Fence Bids: Board decided to NOT have this work done, based on expert information received.

Buescher Homes Status: Realmanage instructed to go deeper and find what the status is on the bankruptcy, maybe get someone from the City to give info on this. Board members have personally noticed signs in the yards of these homes, as well as seeing them listed on MLS. RM is directed to discover all of the details on these homes and as to where they are on impending sales or sold status.

Foreclosure Homes: RM instructed to gather all information on any foreclosed homes: exact status of each property and options available and required to board according to attorney.

SEM PTA: Board members asked to attend and visit the HOA table, also a couple of volunteers from the board are needed to work the event (The SEM STAMPEDE).

Postage Invoices: RM will be refunding these invoices, and will reflect in a reduction of the management fee for

Next period.

NEW BUSINESS:

Online Billpay ACH (PID vs. Reg. Assessments): Aaron and Bill Woodard are working thru this, and it will be revisited if needed next meeting.

DRV Language/Fences: RM was instructed to review all language on portal regarding documents (not just fence section) and be sure that all sections are consistent and make sense. RM will call Chair to review and ensure all are in agreement as to scope of task.

On-going Inspection Issues: Joslyn is being requested to attend the March 18th meeting, so that she and the Board members can see eye to eye on DRV issues for the Spring and Summer.

Next Board Meeting Date and Agenda Items: February 18, 2008

- RBC Operating Account Changes
- Buescher Homes Status
- Foreclosure Status
- Fence Issue
- Rekeying bids and options for Pool
- Pool area cleanup
- 2009 Board Calendar Discussion/Decision
- Trees

COMMITTEE REPORTS:

ACC

Realmanage customer service is instructed to advise all homeowners who call regarding ACC forms submitted that it may be longer than just a few days to receive a response back from the ACC committee. The request needs to be submitted by the last Wednesday before the Board meeting commences, or it may not be seen by the Committee until the following month's meeting, and then considered at that time.

COVENANTS

COMMUNICATION

BEATIFICATION

-Clean up of the Creek area was approved by two board members, and completed.
- Tree project - Board discussed lowering the amount and for less trees installed, with the replacements of dead trees as a first priority. Amount discussed and agreed on was 15,000, Vice Pres. Made a motion, clarifying that HAVEN complete the work and provide detail revised scope of work. Treasurer 2nd the motion, 5 were in favor, 1 was against, motion carried.

- Metal panthers were approved last meeting, RM instructed to carry out.
- RM to send a sample draft letter regarding staining all exterior fences to the Board no later than Monday, January 26th, 2009.

POOL

Need 3 bids for pool re-key for next meeting.

Per Pool Committee, instruct landscaper to cut the grass back at the pool area, or remove it, replace it with minimal planting/ground cover or stepping stones, just functional and simple.

3 bids for pool company review.

SOCIAL

The new chair is Gerard Witsell.

Focus on getting more people involved in helping with events.

SAFETY

With no further business to discuss, Bill Woodard adjourned the meeting at 8: 45 p.m.