

Panther Creek Homeowners Association
Managed by RealManage, LLC
BOARD OF DIRECTORS RECONVENED MEETING MINUTES
March 26, 2009 7:00 p.m.

Board Members Present:

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

Members Absent:

None

RealManage:

Trecy Lomax, Sr. CAM

The meeting was **called to order** by Chair at 7:01 PM.

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

MANAGEMENT REPORT: (Trecy Lomax)

- Board has read thru the management report.
- Executive Session regarding specific violations.

ITEMS REQUIRING BOARD ACTION AND DIRECTIVES

1. RM instructed to send a letter to all homeowners with PERIMETER FENCES explaining that this year homes not in compliance with CCR'S will be sent notice and subject to fine if not corrected. Beginning next year the board will take the action outlined.
2. Brian made a motion and Jeanne 2nded, that every 2-5 years, the perimeter fence homeowners must have their fences stained, otherwise the board could/will have it stained and billed back to the homeowner(s). All were in favor, motion carried.
3. RM instructed to alert the inspector(s) of this action in place.
4. RM instructed to send the new ACC language proposal to Judd Austin to review prior to incorporating into our rules and regulations.
5. Have Haven Landscape complete the work on Estimate no. 31, installation of pavement. Bill Milford made this motion, Brian 2nd, all were in favor, motion carried for estimate 31
6. Have Haven Landscape complete the work on Estimate no. 37, the paver portion only. Chris Showman made this motion, Jeanne Rubin 2nded, all were in favor, motion carried.
7. Motion made by Bill Milford, to approve \$1500 for trellis area in front of building and to revise estimate no. 32 to reflect the removal of trellis and adding a new plan for planting/color. Cliff Sosamon 2nded, all were in favor, motion carried.
8. Motion made by Jeanne Rubin, to spend \$2100 on estimate 36, which includes removal of Bermuda and clay, addition of soil, knock out roses, and addition of planting/color. Eric 2nded, There were 6 -yes , 1 -no, motion carried by majority vote.
9. Motion made by Brian to approve the staining of fences along Hillsboro only, Cliff Sosamon 2nded, all were in favor, motion carried. Trecy to get bids from Rocky on staining all fences in the neighborhood and approving that work.
10. Motion made by Jeanne to approve the work for Haven on estimate no. 28 with taller, more tree-like and colorful trees as the special instructions, Chris Showman 2nded, all were in favor, motion carried.

11. Trece instructed to ask Meredith at RM about the natural looking wooden signs that she spoke of last year, with the website and other info on them. Please update for next meeting.
12. RM Superiors are requested to call a special meeting over contractual inclusivity and customer service requests made by board of directors as soon as possible.

With no further business to take action on, Motion made by Bill Milford to adjourn meeting at 8:38pm, Jeanne 2nded, motion carried.