

PANTHER CREEK ESTATES HOA BOARD MEETING MINUTES

January 16, 2008 – 6:30 pm Kroger Preston & Stonebrook

6:30 – 7:00 pm Open to Homeowners – Bill Woodard

Lee called meeting to order at 7:00 p.m.

Jeanne made a motion to Approve minutes of Board Meeting November 28, 2007. Bill seconded and motion passed.

- Betty's Open Item Report – update on new or changed items including proposed sidewalks
 - Pond Maintenance Contract- Jeanne made a motion to enter into a one year contract with PondMedics, Inc. for maintenance of the ponds and fountain filters. Brian seconded and motion passed.
 - Violation Letter Process Review – Brian made a motion to change policy to send only one letter prior to PC-209. Chris seconded and motion passed. New process will begin immediately, Betty will update documents and homeowner notification will go out with next newsletter.
 - Resolution 2008-01 to clarify by-laws regarding hearings (a hearing does not need to be held for delinquencies) was passed unanimously.
 - Betty will get bids on monthly electrical service
- Old Business
 - Annual Meeting Review –All agreed on success of meeting. Several visitors including elected officials were very impressed with attendance, organization and our reserve fund.
 - Board Training Date – Jeanne will arrange for several hours on a Saturday afternoon.
 - Management Company RFP – Brian will add a time for in person interviews and send for final review.
 - Volunteer Appreciation Event – Brian and Jeanne will follow-up.
- Finances- November – Bill made a motion to approve and post financials. Brian seconded and motion passed.
 - Delinquencies – Brian made a motion to begin foreclosure proceedings for account # 00170-3144. Lee seconded and motion passed. Bill made a motion to have liens filed for 29 accounts (attached.) Lee seconded and motion passed.

- New Business
 - Bill made a motion to allow 2 board members to agree to spend petty cash w/o prior approval up to \$500. Jeanne seconded and motion passed.
 - Board Positions – members will keep same positions for 2008.
Recommend Management Company Liaison be separate position going forward. Committee Liaisons- Back up for liaison will be added to email list as follows: ACC-Lee; Covenants-Bill; Communications-Chris; Beautification- Jeanne; Pool-Jen; Social-Eric; Safety-Brian.
 - City of Frisco Town meeting- Lee will follow-up with Mayor and let Betty know when to reserve SEM. Communications Committee will handle PR.
- Committee Reports –
 - ACC – Bill – meeting next week
 - Covenants – Lee - na
 - Communication – Jeanne – meeting in February
 - Beautification – Eric – meeting included discussion of punch list including additional entrances
 - Honey Grove entrance- sign is rusted and light broken-Betty will get bids to repair/replace
 - Resident items in green space near ponds – anything except trees is not allowed-Betty will send violation letter
 - Pool – Chris – new Chair for 2008 Daphne
 - Eric will work on survey to see if there is still interest in pool expansion/spray park
 - Chris/Committee will get a list of general maintenance items to Betty
 - Social – Brian – working on a list of supplies and plans for 2008 activities
 - Safety - Jen-na

Meeting adjourned at 8:35pm.

Respectfully Submitted, Jeanne S Rubin