

Panther Creek Homeowners Association
Managed by RealManage, LLC
BOARD OF DIRECTORS MEETING MINUTES
June 17, 2009 6:30 p.m.

Board Members Present:

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

Members Absent:

None

RealManage:

Trecy Lomax, Sr. CAM

The meeting was **called to order** by Chair at 6:36 PM.

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

MANAGEMENT REPORT: (Trecy Lomax)

- Board has read thru the management report.
- Bill M will check with Howard to make sure monies are being properly allocated.

OLD BUSINESS

1. **Ongoing fence issues**-Bill W. to follow up with the City regarding the ordinance that may apply to exterior fences and get back with the Board.
2. **2007 audit was sent to all board members-2008 audits**- Authorization needs to be changed to a one year agreement by CAM.
3. **Board Ethics and Responsibilities**- Bill W. to email document to the Board and the Board will bring signed copies to the next meeting.
4. **Volunteer Appreciation Plans**- Jeanne & Brian will contact some venues to see what they can offer. Jamie L. will set the night for the appreciation. Jeanne and Brian to follow up with the plans, and **email communications**. When the Board receives emails they will do a Reply to all so everyone will know that it has been answered. Agenda items still continues to be sent to **Jeanne**.

NEW BUSINESS

1. **Recent Storm Damage**- Fence DRV's to be held off till July 13th. Bill M. motioned, Cliff S. seconded, all were in favor. Motioned passed.
2. **Reviewing contracts**-Brian R. to create a process in writing.
3. **Revising the Fine and Enforcement Policy**- the policy is currently under review by Aaron Samples and Trecy Lomax, CAM for possible amendment.
4. **Executive Committee** – need to replace Eric Ciminski on EC. Jeanne motioned that in future Executive Committee will be 2 members-President and Treasurer, Cliff S. seconded, all in favor, motioned passed
5. **RM needs to make appointment immediately for Electrician to get with Chris regarding many lights out in community and bid for changing out some lights to be more cost effective.**
6. **Next meeting set for July 15, 2009**

COMMITTEE REPORTS

1. **ACC**-Jamie L. motioned to combine ACC and Covenants Committees and change name to Covenants Control Committee, Bill M. Seconded, all in favor motion passed.
2. **Beautification**- Meeting was not held.
3. **Covenants**- Rules and Regulations will be ready by next Board meeting. Put on agenda Recommend hearing clause to be removed from the By-Laws regarding the ACC fines. Ask attorney regarding the quorum for hearings.
4. **Communication**- Wooden signs still work in progress. LED signs were suggested, Bill W. to look into the City sign ordinance.
5. **Nominating**- Board to help recruit new members.
6. **Pool**- Bill M. suggested Door King for the new key card system. Chris S. motioned, Cliff S. seconded, all in favor, motioned passed to install Door King's system and possible operation date up and going by July 15th. Bill M & Bill W will coordinate process with RM.
 - a. **Smith Patrol does not seem to have been trained and is not following contract.**
7. **Social**- Fall Festival to coincide with the Annual meeting 10/31 1-4pm and will be held at Hummingbird Park. Volunteers are needed. National Night Out 10/6 is being suggested as an individual block (self) party.
8. **Safety**- Chris S. will be the liaison for this committee.

With no further business to take action on, meeting adjourned at 8:30pm, Jeanne R.