

PANTHER CREEK ESTATES HOA BOARD MEETING MINUTES
AUGUST 21, 2007 – 6:30 pm Bill Woodard's house

Lee made a motion to approve minutes of Board Meeting July 18, 2007. Brian seconded and motion passed. (attachment)

- Betty's Open Item Report Review (attachment)
 - Bad Yards process- 5 mowers are working. Betty will put together spreadsheet report.
 - Jeanne made a motion to purchase table, grill and trash can for pavilion behind pool. Brian seconded and motion passed.
 - Betty will have attorney review documents that would have to be changed and process for doing so when PID is dissolved.
 - Violations- Lee will ride the neighborhood with Betty next time to make sure that new fining policy will be applied consistently especially with regards to yard/bed maintenance
 - All letters will include wording regarding fine policy
- Board Action Item Log-all members please update online. Closed items will be moved after each meeting.
- Old Business
 - Fountains- Lee made a motion to accept proposal from Old Faithful and use money from PID operating fund. Jen seconded and motion passed. Betty will get timeline from company.
 - Pool Security Update- Betty reported that the increased mesh and spikes have already helped with vandalism.
 - Jeanne made a motion to approve proposal for \$1370. for motion lights at the pool and \$150 for boxes around handles. Lee seconded and motion passed.
 - Betty requested that someone from committee be present to help position lights.
 - Reserve Study vote- Brian made a motion to accept Alternative #1 of the Reserve Study. Jen seconded and motion passed.
 - Board Meetings-Beginning in September - 3rd Wednesday except November 4th Wednesday , Kroger 6:30pm-open, 7:15-meeting- Reviewed language for web posting regarding open meetings. Homeowners will email board with intent to attend.
 - Priorities/Timeline- Based on Committee emails priorities are Pool Security, Fountain Repair and general landscaping. The first two are in process and we expect to have landscape proposals at next meeting. Several major projects should be complete by end of year/annual meeting.
- Finances- June (attachment)-Brain made a motion to accept June financials. Bill seconded and motion passed.

- Delinquencies- Jeanne made a motion to send notification letters to mortgage companies prior to foreclosing on listed homeowners. Bill seconded and motion passed.
- Brian made a motion to waive late fees for listed homeowners. Jeanne seconded and motion passed.
- New Business
 - Board Training -Jeanne will follow up with Kim Aaron re outline for 4 hour board training and available Sunday afternoons.
 - Annual Meeting- Email Bill with ideas for agenda of annual meeting- what should be covered, who should present, handouts, etc.
 - Management Company Bids-Timeline/Process – Jeanne will email preliminary findings. Board to email Brian with key points/categories and he will put together Request For Proposal. Board will conduct in person interviews after narrowing number of companies.
- Committee Reports – All committees should have budgets to board by next meeting.
 - If committee has recommendation being considered at board meeting they may attend to answer questions, etc.
 - Covenants – Lee reported still need 5 solid members to proceed. Jeanne will put an ad on the website.
 - Communication – Jeanne will get committee to provide budget to board.
 - Beatification –nothing additional
 - Pool - Based on homeowner feedback board would like committee to investigate expanding size of current pool. There are several Commercial Companies that could be consulted.
 - Social – Brian reported that NNO was huge success with close to 400 participants and under budget. He will have year to date expenditures and budget request for 2008 at next meeting.
 - Safety - Jen reported that list of interested names for email alerts and block captains has grown. Committee has two new members. Mcgruff house is being researched.
 - ACC – Bill reported no meeting as all requests were handled and approved via email except one shed that is out of compliance.

Respectfully Submitted,

Jeanne S. Rubin