

PANTHER CREEK ESTATES HOA BOARD MEETING MINUTES  
OCTOBER 17, 2007 6:30 PM KROGER PRESTON & STONEBROOK  
6:30-7:00 PM OPEN TO HOMEOWNERS – BILL WOODARD

Start: 7:23pm

Attendance: Betty, Bill, Eric, Jeanne, Jen

BETTY'S OPEN ITEM REPORT

- PID board has approved changes for landscaping PCE entrances.
- Sidewalks – Angelo across from park & Granbury entrance sidewalk missing. Will get bids to add sidewalk in these areas.
- Pool closes Monday.
- Pool floor in restrooms are under warranty. Company will come out to fix the peeling floor.
- G-14 Resolution: Motion to approve - Jeanne. 2<sup>nd</sup> – Eric. All in favor. See attachment to minutes.
- Workers Compensation Insurance – Motion to approve – Bill. 2<sup>nd</sup> – Jeanne. All in favor.

BOARD ACTION ITEM LOG

- Once items complete, please update online

OLD BUSINESS

- Board Training Date – Jeanne looking at 2<sup>nd</sup> or 3<sup>rd</sup> weekend in January.
- Plans for Annual Meeting – Bill will plan a meeting in the next few weeks to work on the agenda details.
- Nominating Committee – Jeanne volunteered to head this committee.
- Management Company RFP (Request for Proposal) – Brian not in attendance, did not discuss.

FINANCES – September

- Motion to approve – Bill. 2<sup>nd</sup> – Eric. All in favor.
- Delinquencies discussed. Acct. 00199-0339 lien approved.

NEW BUSINESS

- Board Standards – final version will be sent out with typo changes. Jeanne and Eric volunteered to edit.
- Purchasing Generator, etc. – Jeanne will send out an e-mail to all the committee chairs asking for a list of items the committees may need (i.e. Popcorn machine for Social)
- Assessments will be mailed to homeowners the last week in November.

COMMITTEE REPORTS

ACC – Bill

- Next big project to modify the CC&R's.

- Gazebo & Umbrellas (Temporary Structures) are not allowed according to our CC&R's. Should we send a letter of violation to those who have these structures on their property? YES – b/c written in CC&R's and need to be consistent.

COVENANTS – Lee (Not in attendance, did not discuss)

COMMUNICATION - Jeanne

- Newsletter needs to be done before the Nov. mailing of assessments to homeowners. Jeanne will send e-mail to committee chairs to remind them to e-mail her any info for the newsletter by the 1<sup>st</sup> week in Nov.
- Betty will check with SBB's printing company about cost to print, fold, and stuff newsletters with assessments.

BEAUTIFICATION – Eric

- Dead Trees – some look dead but are not actually dead as small green leaves present. Betty can't see the need to ask homeowners to remove them when they are not dead.
- Waterfall not working & algae is present. Betty will call and find out what is wrong with the waterfall and if we need to remove the algae or if it will not pose a threat to the functioning of the waterfall/fountain/pond.
- Wood chips low on playground by the pool. Betty asked if we wanted to go ahead and have more put in. All agreed – YES.

POOL – Chris (Not in attendance)

- Opening and Closing date of pool discussed. Betty mentioned it would be better to have a set Opening and Closing Date for the budget. That way we know how much we will spend on the pool company. We can alter the dates if need be depending on the weather each year. Agreed the dates should be: Open May 1<sup>st</sup> and close September 30<sup>th</sup>.

SOCIAL – Brian (Not in attendance, did not discuss.)

SAFETY – Jen

- No new info to discuss

Meeting Adjourned – 9:00pm

Respectively submitted,

Jen Hampton, PCE Asst. Secretary

# *Panther Creek Estates*

*Panther Creek Association of Homeowners, Inc.*

Professionally Managed by SBB Management Company

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## RESOLUTION

**WHEREAS**, Panther Creek Association of Homeowners, Inc. (the “Association”) is a Texas corporation duly organized and existing under the laws of the State of Texas, and

**WHEREAS**, it is desirable that the corporation shall act in full accordance with the rulings and regulations of the Internal Revenue Service;

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Directors for the Association hereby resolves and elects to apply all or part of the excess assessment income to the following year’s assessments and that such final amount shall be at the Board’s discretion.

This resolution is adopted and made a part of the Minutes of the meeting of October 17, 2007.

President, Association \_\_\_\_\_

Secretary, Association \_\_\_\_\_

Date: \_\_\_\_\_