

PANTHER CREEK ESTATES HOA BOARD MEETING MINUTES
JANUARY 24, 2007 – 7:15PM SEM ELEMENTARY SCHOOL

In attendance: President-Bill Woodard, Chair- Lee Myrben, VP-Chris Showman, Secretary- Jeanne Rubin, Assistant Secretary-Jen Hampton, Treasurer-Brian Reinhardt, Assistant Treasurer-Eric Ciminski

Brian Reinhardt made a motion to Approve minutes of Board Meeting for November 29, 2006, Chris Showman seconded. Unanimous.

- **Committee Reports**

ACC- Bill distributed a draft of rules and regulations proposed by the ACC (attached.) There was some discussion of fences and flagpoles. Board members are to review proposal and email comments to Bill prior to the next ACC meeting on February 19, 2007 (3rd Monday of the month) where committee will revise and re-present to board for approval. Committee has made the deadline for Homeowner requests the 10th of each month.

Covenants- Committee will meet January 25, 2007. It was mentioned that this Committee is required by our by-laws to have no less than 5 and no more than 7 members.

Communication- Loreena Yeo, Chair and Jeanne, Secretary - Primary function is to provide the means for and promote open communication among the Homeowners in PCE, and between Homeowners and the HOA board. Training on the website will be arranged for all interested board members. Have Committee chairs email Jeanne if they have specific requests for website. Board approved Committee request to have both a free business directory and paid sponsors on the website and in newsletter. Board instructed committee to develop guidelines for business inclusion. Distribution of initial survey/newsletter- sponsor(s) to cover cost, recruit volunteers to take door to door-target date end of February. Board also requested a detailed plan on the website including information on server/host, software, security and personnel. There was some discussion regarding a member only section of the site which Committee had already dismissed. The board requests the committee revisit and research the idea and make a recommendation.

Chris mentioned the Radio station previously discussed. Most members are enthusiastic about this project and requested that Chris develop a formal proposal with exact costs. It was suggested that perhaps we can get sponsor for this as well and that we should not approve further expenses until at least budget is approved.

Beatification- Brad Nations, Chair, Meetings 1st Wednesday of the month. Eric previously emailed minutes of the last meeting (attached.) The Committee has broken into 3 sub-committees: Enforcement, Landscaping, Yard of the Month. On Friday January 26 @ 3pm the Committee and any interested board members are meeting with ALS on Hillsboro to walk the neighborhood. Committee has requested bids for landscaping services.

Pool- Next meeting February 8, 2007. Chris will work with Committee to develop written proposals for shade structure and splashpark. Chris will email Betty regarding the pool lights and pump timers. The City of Frisco does not require a pay phone at the pool as long as we have a 911 callbox. Brian Reinhardt made a motion and Chris Showman seconded to remove pay phone at pool. Unanimous.

Social- Amber Wilson, Chair, Committee will meet on the 3rd Thursday of the month. The group had a very enthusiastic brainstorming session and there was general agreement to focus on 4 events per year, one each season.

Safety- Committee lost Chair and is having to recruit new members. Jeanne will post on FOL and Jen will organize a meeting in the next two weeks.

Jen is still working on master list of Committees- send her updated list including phone and email addresses and function/purpose statement.

Work Load Plan for Board – Brian suggested we meet twice a month to get all of our initial work done and Jeanne suggested a one day retreat to accomplish the same goal. After some discussion it was decided that Jeanne will forward Reserve Study and Audit bids to entire board. Each member will read and email any questions to Betty and then send recommendations to Jeanne. All other projects will be sent to Committees to research and present proposals. If needed it was suggested that we could meet one time at a member's house to extend current meeting length.

- Old Business

PID Clarification- Brian has emailed Frisco City Manager, George Purefoy (attached) who has assigned Assistant City Manager Jason Gray to meet with us and make sure all of our questions are satisfactorily answered. Brian will add to his list our request to have homeowners pay PID/HOA assessments with one check. The board thanked Brian for his persistence and we are all anxious to finally conclude discussion of this issue.

Perimeter Fences/letter- Jeanne Rubin made a motion and Bill Woodard seconded to send letter to homeowners with perimeter fences and copies to every builder. Our focus will be on helping homeowners work with builders to correct issues. Unanimous.

Reserve Study - Each member will read and email any questions to Betty and then send recommendations to Jeanne before next meeting.

Letter from Intermandeco - We received the letter from the developer stating that there are no outstanding legal issues in our neighborhood. (attached)

Granbury Entrance signage – Jen reported that the contractor feels the sign will not look as good as all the other entrances. It would cost an addition \$3950. to first attach smooth stone slabs and then the iron signs placed on top. Committee decided to go with original plan of iron signs only.

Budget 2007- Members will review and email Betty any questions. Goal is to approve at February meeting.

Audit- Each member will read and email any questions to Betty and then send recommendations to Jeanne before next meeting.

Collection/Payment Application Policies– Brian & Eric distributed an initial draft (attached.) Email them with comments prior to next meeting.

- New Business

Violation Variance requests – Board has denied both homeowner requests for variances (attached)

Violation fining policy – Beautification and ACC will review and make recommendation to board.

Fountain- Bill would like Betty to wait on the fountain until he can research which company another neighborhood is using (unless it is less than \$500. to repair-see below.)

Frisco Businesses- It was suggested and agreed by the board that all else remaining equal we should try to patronize Frisco businesses whenever possible.

Board reviewed **Betty's Open Items Report** – There was a question regarding the first item under Landscape- Clean-up of area between Seguin & Luckenbach. Betty and Beautification Committee will inspect this area during walk through. Regarding the last item on the report Brian Reinhardt, made a motion and Eric Ciminski seconded authorizing SBB to approve needed work up to \$500. without specific board approval. Unanimous.

New question for Betty on how dates for collection of assessments are set by SBB.

Brian Reinhardt made a motion and Lee Myrben seconded to adjourn meeting. Unanimous.

Respectfully Submitted,
Jeanne S Rubin