

PANTHER CREEK ESTATES HOA BOARD MEETING MINUTES
JULY 18, 2007 – 7:00PM KROGER, Preston & Stonebrook

Present: Betty Crudden, Bill Woodard, Lee Myrben, Brian Reinhardt, Jeanne Rubin

Brian made a motion to approve minutes of Board Meeting June 11, 2007. The motion was seconded by Bill and approved. (attachment)

- Board Action Item Log- update attached-please continue to send Jeanne updates as items are completed
 - Mailing is being prepared for end of month to include Rules & Regulations, Pool Rules, ACC Form, Fine Policy and a flyer about the HOA. Betty will prepare a cover letter.
 - All board member and homeowners are encouraged to email the various city departments to report code violations and other issues
- Committee Reports –
 - ACC – form ready to mail
 - Covenants – Lee – still need at least 5 members to operate. Brainstormed on ways to increase committee membership.
 - Communication –Jeanne
 - Web Master – Jeanne is meeting with Adam Williams who will take over as webmaster.
 - Answering Emails-Procedure- all emails through website should be answered in 24-48 hours. Reply-all will let the other person know that you responded and also save us a copy of the email response on the website. If you are going to be out of town or unable to access email let your partner know or contact Communications to temporary forward to someone else. Jeanne will email all with this procedure.
 - Importance of Communication – After this last month all agree that communication is vital and the board should continue to use every means available including newsletter, website, radio, signs and periodic updates.
 - Signs- Brian made a motion to replace the stolen sign. Lee seconded and the motion passed. Jeanne will order sign.
 - Beatification – Jeanne made a motion to approve \$15.00 per month for Yard of the Month gift certificates from Shades of Green (in addition to donated certificates.) Brian seconded and the motion passed.
 - Betty working with Ariel to revise specs for landscaping bid
 - Pool –
 - Discussion of Security Issues. Mesh on both gates and spikes on top of fence has been completed. Betty will get bids on motion lights and box around gate handles.
 - Bill will respond to Pool Committee regarding the confusion over the rules discussion and instruct them to give us a

recommendation on cards, cameras, other security measures.

Betty already has some bids on these items

- Bill made a motion to approve the pool rules. Lee seconded and the motion passed. Betty will get sign made.
- Social & Safety committees are working on National Night Out 8/7. All board members should plan to attend.
 - Betty will look into name tags for Board Members and Bill will look into business cards.

- Old Business
 - Taped Doors Resolution – Bill proposed to give affected homeowners \$100. towards the repair of their doors. Brian Seconded and the motion passed. Betty will draft letter to go with checks.
 - Violations-mowing yards update- Procedure is in place-10 days after letter is sent Lee checks to see if mowed. If not, we pay \$35.00 to mow within 3 days and charge to homeowner. Lee made a motion to approve procedure. Brian seconded and motion passed. Jeanne will put notice on website.
 - Wood fences next to SEM- Bill made a motion to proceed with letter regarding violation (fences should be wrought iron per CCR.) Jeanne seconded and the motion passed.
 - Fountains – Betty will contact Old Faithful regarding turning on Waterfall and testing existing pumps. Also to request fountain proposal that includes electrical costs.
 - Fine Structure- The document is being reviewed by the attorney and will be emailed for virtual vote on Friday.

- Finances- Bill made a motion to approve May financials and post on website. Brian seconded and motion passed.
 - Delinquencies-Betty will investigate sending letter to mortgage company prior to beginning foreclosure proceedings.
 - Brian made a motion to begin foreclosure proceedings on homeowner who defaulted on payment arrangement. Bill seconded and motion passed.
 - Jeanne made a motion to approve SBB filing liens against all homeowners listed except one that only owed 222.00.
 - Jeanne made a motion to wait and see how foreclosure proceeds on listed homes. Brian seconded and motion passed.
 - Jeanne made a motion to accept homeowner's payment plan. Brian seconded and motion passed.

- New Business
 - Fall Board Meetings-Change meeting date to 4th Thursday in September and open to homeowners from 6-6:30pm. Jeanne will check with SEM and other members. Bill and Brian committed to be there for homeowner portion of meeting.
 - Priorities/Timeline – All committees and board members are requested to email Bill no later than 8/14 with a list of priorities. Bill will compile for next meeting and board can add timeline.

- Betty's Open Item Report (attachment)
 - Reserve Study- Discussion and questions regarding Reserve Study. All members agreed to review document for a vote on Alternative 1 or 2 at August meeting. Brian made a motion to put \$250,000. in reserves. Lee seconded and motion passed.
 - Betty will replenish local bank account each month to \$2500.

Respectfully Submitted,

Jeanne S Rubin