

PANTHER CREEK ESTATES HOA BOARD MEETING MINUTES
MAY 16, 2007 – 7:15PM SEM ELEMENTARY SCHOOL

Present: Lee, Bill, Brian, Chris, Eric, Jen, Jeanne and Betty

- Brian moved to approve the minutes of Board Meeting April 18, 2007. The motion was seconded by Lee and approved.

- Committee Reports

Covenants – Lee reported that more volunteers are needed to carry out the work of this committee. Please forward names to Lee or Bill.

Communication- Newsletter – Jeanne reminded members that there was agreement to send newsletter with other HOA mailings and get sponsors to cover most of the printing costs. There was a question about the signs not being out and we agreed that the communications committee should look into nice permanent signs and the metal ones should be used to announce special events. There was another question regarding the blog style of the website. A totally static home page is not available with this software. Committee is looking into other software and host servers but still feels the blog style is the best suited for our needs. No examples of other sites were received.

Beatification – Fountains – Betty provided two bids between \$5000-8000. per fountain. Many members were concerned at the expense of even the floating pumps. There was additional conversation about draining the ponds or hiring a diver but there are no guarantees that we wouldn't have to spend money to replace in addition to the cost of diagnosing. Lee moved to contract diver to investigate and diagnose pump problem. The motion was seconded by Brian and was defeated 4-3. After additional discussion Brian moved to table a decision regarding the fountains pending the reserve study recommendations. The motion was seconded by Jeanne and passed.

Yard of The Month Sign design was approved by board and Eric asked Betty to order.

Pool – Chris showed the Spray Park designed specifically for us. He has a drawing and power point. The Committee wants to put on the website to get homeowner feedback. Betty cautioned us to be sure and emphasize that this is just a concept in the discussion phase. Chris will send pdf's to Jeanne to add verbiage before posting. The committee was reminded to give three ideas/examples of types of shading that could be done around the pool area for the board to consider. Pool rules are being discussed. It was suggested that homeowners received rules with the key and sign a release at that time.

The furniture is in and is awesome!

Discussion about the need for storage. Chris will find out if trash enclosure is mandated by city or if we can use that area for a shed

The city of Frisco is building a Recreation Center on Preston & Wade that will include many water features.

Social – Brian distributed the financial reports for the first two social events: Easter Event and Spring Social. The Committee did a great job; both events were successful and they solicited enough sponsors to cover the majority of the cost.

Board agreed committee could use some of money saved to buy gift cards for the husbands that cooked for the Social and add it as a line item.

Safety – Jen reported that no solicit signs are available. See website or newsletter for more info.

ACC – Bill presented Rules and Regulations with an updated sign section. Total document has been checked with By-Laws, CC&R's and city ordinances. Lee moved that we adopt the Rules & Regulations and distribute to the homeowners. Eric seconded and the motion passed. The board concurred with Committee's recommendation to approve 4 requests for arbors. Lee moved to turn ACC process totally over to Committee. Only unique requests will be brought to the board. The motion was seconded by Jen and passed. This will make the process more efficient and homeowners will get a quicker answer. Committee is still working on form.

- Old Business
 - Fining Policy Update – Bill, Eric will meet and work on this asap. There was a suggestion to keep the fine structure simple.
- April Financials (attachment) – Board discussed financial matters. The collections policy has been revised and will be sent via email for vote.
- New Business
 - Summer Meeting Dates-We cannot meet at school and will try to accommodate everyone's summer schedule.
 - Taped Doors- Board members verified complaint from 2 homeowners regarding social flyer taped on door. Betty reported that homeowners and builders were unable to identify stain color. Betty will get bids on touch up vs. re-staining entire door. There was some discussion regarding our liability and it was agreed that we didn't have any and if we repair it will be for good pr. Decision was tabled pending costs.
- Betty's Open Item Report (attachment)
 - Signs- Jen thought the Granbury signs were uneven but most board members felt it is due to the uneven street and all the signs are similar. Lee moved to leave signs as they are. Bill seconded and the motion passed with 5 in favor.
 - Betty is still working on landscaping bid and it should be ready in the next 2 weeks
 - Work on Natural areas has not begun due to the weather
 - 4 homeowners have solid board fences on the greenbelt next to SEM. Letters were sent and one homeowner called, had an attorney call and then sent letter saying she should not have to comply. Board instructed Betty to compose letter denying request and send to Bill/Jeanne for review before mailing.
 - Reserve Study draft is in and Betty will review and send to board
 - Bad yards- Betty will ad to initial violation letter that HOA will mow and charge homeowner if yard is not mowed in 10 days. Send Betty lawn services; we will have 3 on retainer for quick response. Lee volunteered to recheck lawns for Betty after letter and prior to HOA mowing.
 - Lee will email city to ask about oil spill clean up on Del Rio.

Jeanne made a motion to adjourn. The motion was seconded by Lee and passed.