

**Panther Creek Homeowners Association
Managed by RealManage, LLC
Board of Directors Meeting Minutes
October 20, 2010**

Board Members Present:
Bill Milford, President
Hans Peck, Treasurer
Ariel Ortegon, Vice President
Francesca Downing, Secretary
Ty Treadway, Director

Members Absent:
Bill Woodard, Chair
Jaime Lockwood, Director

RealManage:
Elma, Vazquez, CAM
Shannon McLaughlin, ACAM

The meeting was **called to order** by President at 6:34PM.

Bill M. MOTIONED to approve the **consent agenda**; Ariel seconded, all were in favor, with a **4/0 vote and motioned carried**.

Consent Agenda:
Approval of September Minutes
Approval of September Financials – **Tabled** until further review

MANAGEMENT REPORT:

Elma Vazquez, RealManage reviewed the financial overview, variances, frequent violation and open and closed task.

COMMITTEE REPORTS:

Covenants Control Committee- No update since last meeting

Beautification- No update since last meeting

Communication- No update since last meeting

Nominating- No update since last meeting.

Pool- Lance C. briefly discussed the various bids received from the Gold Metal, Tahitian, and Southern Wind Pools. Due to lack of specifications with Tahitian and Southern Wind Pools, Elma Vazquez, RealManage was requested to contact the vendors for additional information.

Social- No update since last meeting

Safety- No update since last meeting.

OLD BUSINESS

1. **Audit**- No update since last meeting, Judd Austin, Attorney will be requested to send Cavanaugh, CPA a letter to obtain the final audit.
2. **Enforcement and Fine Policy**- No update since last meeting.
3. **Rules & Regulations**- Sent final to Judd for recording.

NEW BUSINESS

1. **Liaison**
 - a. **Social** – Francesca D.
 - b. **Pool** – Ty T.
 - c. **Communications** – Hans P.
 - d. **Beautification** – Ariel O.
 - e. **Covenants** – Bill M.
 - f. **Safety** – Bill W.
 - g. **Nominating** - Hans

TASK for RM

1. Contact Pool vendors for additional detail on bids.
2. Send Hans P the website vendor.

With no further business to take action on, meeting adjourned at 8:00 pm, next meeting is November 17, 2010.