Panther Creek Homeowners Association
Managed by RealManage, LLC
Board of Directors Meeting Minutes
September 15, 2010

Board Members Present:
Cliff Sosamon, President
Bill Milford, Treasurer
Ariel Ortegon, Director
Bill Woodard, Chair

Members Absent:
Chris Showman, Director
Ty Treadway, Secretary
Jaime Lockwood, VP

RealManage:
Elma, Vazquez, CAM

The meeting was **called to order** by President at 6:40PM.

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

Consent Agenda:
Approval of August Minutes
Approval of August Financials

MANAGEMENT REPORT:

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

COMMITTEE REPORTS:

Covenants Control Committee- Bill M. **MOTIONED** to forward the draft of Rules and Regulations to Judd Austin, Attorney; Cliff S. seconded, all in favor with **a 4/0 vote and motioned carried.**

Beautification- Ariel O. will get with Brian R to solicit bids for this project.

Communication- Electric signs – No action taken, this item has been tabled.

Nominating- No update since last meeting.

Pool- Cliff S. has received a couple of bids, will review once all bids are received.

Social- The Social Committee has scheduled the Fall Festival for October 2, 2010.

Safety- No update since last meeting.

OLD BUSINESS

1. **Audit**- No update since last meeting

2. **Enforcement and Fine Policy-** No update since last meeting.

3. **Rules & Regulations**- No update since last meeting.

NEW BUSINESS

1. **2011 Budget-** Elma Vazquez, CAM presented the board of directors with a 2011 draft budget. The board reviewed the draft budget, made changes accordingly and approved the budget with changes. Bill W. **MOTIONED** to approve the 2011 Budget, Cliff **seconded**, and all were in favor with **a 4/0 vote.**
2. **Petty Cash –** Bill M motioned to replenish the petty cash account, Cliff seconded, and all were in favor with **a 4/4 vote.**

TASK for RM

1. Request inspector to walk Eldorado, Hillcrest and Panther Creek fences for maintenance.

2. Confirm with SEM Elementary for scheduled Annual Meeting set for October 19, 2010.

3. Contact Five Star Pools and request a bid for the 2X/day during open season.

With no further business to take action on, meeting adjourned at 8:51 pm, next meeting is October 20, 2010.