

Panther Creek Homeowners Association
Managed by RealManage, LLC
BOARD OF DIRECTORS MEETING MINUTES
MARCH 17, 2010

Board Members Present:

Cliff Sosamon, President
Ty Treadway, Secretary
Bill Woodard, Chair
Bill Milford, Treasurer

Members Absent:

Ariel Ortegon, Director
Jaime Lockwood, Vice President
Chris Showman, Director

RealManage:

Elma Vazquez, CAM
Irene Bridges, ACAM

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

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

Consent Agenda:
Approval of February Minutes
Approval of January Financials

MANAGEMENT REPORT:

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

COMMITTEE REPORTS:

Covenants Control Committee- No meeting was held.

Beautification- N/A

Communication- N/A

Nominating- N/A

Pool- Ty to send pool plans to RM, RM to research how expansion will affect future cost of upkeep, and liability.

Social- N/A

Safety- N/A

OLD BUSINESS

1. **Audit-** still pending. RM to research to contacts that Bill W. provided.

2. **Enforcement and Fine Policy-** N/A
3. **Rules & Regulations-** Bill M. motioned, and Cliff 2nd to send Rules & Regulations to attorney for approval. All were in favor with a 4/0 vote.
4. **Pool Cards-** RM to get with DoorKing to make sure system is working properly.
5. **Pool Safety Signs-** RM ordered signs and 5 Star will put them out once it is closer to pool season.
6. **Pool Sign-** RM to order signs announcing new key cards are available.
7. **Water Tower Update-** N/A
8. **CPA Bids-** RM working on getting new bids.

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| NEW BUSINESS |
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1. **PID Meeting:** waiting for a meeting date.
2. **Tree Replacement:** was approved with a 5/1/1 vote, Chris voted against, Ty abstained.

With no further business to take action on, meeting adjourned at 8:30 pm, next meeting is April 21, 2010.