

PANTHER CREEK ESTATES HOA BOARD MEETING

May 21, 2008 – 7:15 pm Kroger Preston & Stonebrook

Opened meeting at: 7:15pm

In attendance: Betty, Bill, Jeanne, Lee, Jen & Eric

- Consent Agenda (attachment)
Bill made motion to approve consent agenda. Lee second. Motion passed.
- Betty's Open Item Report – new or changed items (attachment)
 - Lighting Maintenance – Bill made motion to table this until June when we can find a company to deal with all our lighting. Jeanne second. Motion approved.
 - Light Fixtures – Betty suggested having an electrician check wiring in pool bathrooms because our new motion lighting is only lighting ½ the bathroom. Flood lights at entry points still have different colored lights & the wrong type of bulbs. Further discussion to be placed on June agenda. Bill will talk to Real Manage about getting bids for a lighting contractor by our June meeting.
 - Open Items as of May 31 – Betty to send us updated items at months end and the voting recap for the month of May.
 - Five Star Pools – price increase of 10% effective June 1st, 2008.
- Old Business
 - Amenity Survey – Report. Jeanne sending a reminder email to do survey if haven't done so already. Eric going to find out how many more surveys needed in order to be statistically significant.
- New Business – none to report
- Committee Reports –
 - ACC - Bill
 - Covenants¹ – Lee – working on details to change term for board members from some 3 and some 2yrs to all 2yrs.
 - Communication – Jeanne
 - New host company to better maintain our website. Jeanne made a motion to pay to move our info from one company to another. Lee second. Motion passed.
 - Will update website to remove all SBB information and replace it with Real Manage. Bill will contact RM and get information for website. Jeanne requested board looks on website by June 5th to see if anyone finds any SBB info they may have been overlooked.
 - Beautification – Eric
 - Landscape RFP's have gone out to 6 companies. 3 will be interviewed on June 16th, 2008.
 - Entrances – minimal enhancements & clean up of Hillcrest entrance have been initiated
 - Nominating Committee² – Jeanne
 - Will keep similar form like the one we used in the past. Will update it by adding info like: where/when board meets & commitment/requirements for each position. Form and info will be put on our website. Info about board positions will be put in the newsletter.
 - Pool – Chris

- Shade Structure ³– Board approved concept of sails for partial shade over baby pool. Board has asked committee to get bids from 3 different companies that sell these structures.
- Roof for pool equipment – idea tabled until we get closer to possible construction of a future pool because it will be cheaper to have 1 company do it 1x rather than 2x's.
- Social – Brian
 - June 7 - School's Out Blow Out. Social meets tomorrow evening. Jeanne mentioned the idea of having Social discuss details of these events at their meeting prior to our board meeting so we know the details in advance. Social will e-mail the board with detailed info. Board members should plan on attending and volunteering where needed. A neighborhood sign-in sheet would be a great idea. We need someone to construct a basic form⁴ for everyone to fill out when they arrive.
- Safety - Jen
 - Will work with committee chair to determine an actual meeting day/time each month. Consistency will help with the development of a stronger committee.

Meeting adjourned: 8:21pm

Respectfully submitted,

Jen Hampton

PCE Asst. Secretary

Panther Creek Association of Homeowners, Inc.
CONSENT AGENDA
May 21, 2008

(Items placed on the Consent Agenda are considered routine in nature and are considered non-controversial. The Consent Agenda can be acted upon in one motion. A majority vote of the Board of Directors is required to remove any item for discussion and separate action. Board members may vote nay on any single items without comment and may submit written comments as part of the official record.)

- A. Consider and approve the Minutes from the April 16, 2008 Board of Directors meeting.
- B. Consider and ratify the Email Voting Recap for the period April 2008.
 - Passed – Approve payment plan request for acct. 00167-1441
 - Passed - Approve payment plan request for acct. 00193-6076
 - Passed – Approve waiver of \$407.60 only for acct. 00185-2729, attorney fee waiver not approved
- C. Consider and approve the April 2008 financial statements.
- D. Consider and approve changing website hosting companies to a new company whose service costs the same. (A two year payment is required up front, approximately \$200).