

**Panther Creek Homeowners Association**

Managed by RealManage, LLC  
**BOARD OF DIRECTORS MEETING MINUTES**  
**JULY 16, 2008 7:15 p.m.**

**Board Members Present:**

Bill Woodard, President  
Brian Reinhardt, Treasurer  
Jeanne Rubin, Secretary  
Eric Ciminiski, Asst. Treasurer  
Jennifer Hampton, Asst. Secretary  
Leroy Myrben, Chairman

**Members Absent:**

Chris Showman, Vice President

**RealManage:**

Meredith Tunnell, Director  
Cindy Foland, Community Association Manager  
Aaron Samples, VP  
Guest: 2

The meeting was called to order by Leroy at 7:15 PM.

**Homeowner issues:** Issues were presented by two homeowners to the board regarding violations with a neighbor. The board will address the violation per the current policy in place and follow up with the homeowners.

Brian MOTIONED to approve the consent agenda; Lee seconded to approve the consent agenda with following changes.

- Change of annual meeting date to Oct 15, 2008
- Removal of C on the consent agenda

The motion carried.

**MANAGEMENT REPORT:**

Management reviewed task list features and options with the board.

Amenity survey- Brian motioned, Lee seconded to cancel survey monkey subscription. The motion carried.

**Lighting Maintenance:** Bob Owens bid approved for 500.00 to create specs for community and then initiate bidding for maintenance contract. Management will first clarify exactly what is suppose to be achieved for specs and request bid and have board to sign. Management will contact previous contractor to fix the lights in amenity center including restroom motion lights.

**Financial discussion-**

Brian MOTIONED, Jeanne seconded to approve to remove all outstanding fees under \$20.00 on all homeowner accounts. Management will assist board in understanding current fund status in order for the board to determine how much could be spend toward a capital amenity improvement. An audit was approved to be conducted by the board while under SBE Management; RM will follow up to find status. At the board request foreclosures by the HOA will be identified in the manager's report to keep track of when Mortgage Company takes possession by referencing the new owner summary report. Management to notify attorney to proceed with foreclosure on e mentioned homes.

**OLD BUSINESS:**

**COMMITTEE REPORTS:**

**ACC** Developer Lot Offer was tabled for future review  
Acc bill- find clause that allows board to establish guidelines, ask attorney

- 4 acc applications outstanding
- All request must have Bill's signature

**COVENANTS**

The board reviewed the proposed amendments as submitted by the covenants committee. The amendments will first need to be reviewed by the attorney before presentation to homeowner for vote. Committee will not meet in August.

The board would like to focus on boats and RV's in the next month inspections

Bill made some changes to the Board ethics and guideline policies- will send out to board and request signatures

**COMMUNICATION**

"Rustic" Signs- website and radio- get ideas from board and management will submit to Bill Lewis to bid

Newsletter- Management will send extras to Jeanne

BEATIFICATION

ALS- management requested services to be completed before final invoice is paid.

- Bill will review open item list before requesting credit from ALS

The board reviewed committee report as presented.

- Trees – bids to solicit by committee
- Benches - bids to solicit by committee
- Management- contact Navel for bid to make drawings for Hillcrest walkway
- Bill- would like to see more color

NOMINATING

Recruiting nominees. Forms on website. Notification on newsletter again. Three positions open to replace Lee and Jen who are not running, Chris who is re-running.

POOL

As informed by the board, management to check on status of tampered key box as addressed by the board.

The board approved to solicit bids for card system installation, management will provide cost list for RM vs. Vendor to maintain updating the system.

Green trash can at pool is commercial and not residential. Pick up should happen on Tuesdays for this trash can. Residential trash pick up is on Friday.

Pool signs should be picked up and delivered this week.

Board approved to solicit bids for expansion options: board to meet vendor on sight to establish space criteria and to.

Motion carried to table all sail bids. Management will contact vendors and inform them of the decision to table. First priority is to get design and expansion ideas.

SOCIAL

Social- social is meeting this week. In process of preparing for national night out on October 7, 2008.

SAFETY

Management presented sign in sheet that Jeanne will give to security person.

As confirmed by the board, management will direct pool security to request id that shows current address.

The board approved to solicit bids for re-keying lock and issuing keys, along with key card system bid.

UPCOMING DATES

Next Meeting will be held August 21, 2008.

With no further business to discuss, the Board adjourned the regular meeting at 9:35p.m.