

**Panther Creek Homeowners Association**  
**Managed by RealManage, LLC**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**December 17, 2008 6:35 p.m.**

**Board Members Present:**

Bill Woodard, President  
Jeanne Rubin, Chair  
Eric Ciminski, Asst. Treasurer  
Bill Milford, Secretary

**Members Absent:**

Chris Showman, Vice President  
Brian Reinhardt, Treasurer  
Cliff Sosaman, Director

**RealManage:**

Meredith Tunnell, Director  
Trecy Lomax, Sr. Community Association Manager

The meeting was **called to order** by Bill W. at 6:35 PM.

Jeanne MOTIONED to approve the **consent agenda** with a few changes; Bill M. seconded, motion carried.  
Changes included: C. - Add three new board members and change ACC Chair to Covenants chair.

**MANAGEMENT REPORT:**

Board reviewed management report; President requested that RealManage cash in the CDs once they have matured then move them over to the operating accounts. One exception was the Equity CD, which is to be cashed out and moved over right away for accounts payable needs that are pending currently. Manager was directed by the board to research options to sell foreclosed homes.

**Assessment Auto Draft:**

Board directed manager to inquire about combining PID and regular assessment in order for ACH draft to deduct full assessment amount. Currently there are 13 h/o's signed up for ACH.

**OLD BUSINESS:**

**Annual Meeting:** New Board members are Cliff Sosamon, Bill Millford and one re-elected member, which is Chris Showman

**SEM PTA:** Jeanne motioned to sponsor Lone Star Stampede, fund raiser for SEM PTA on Feb 27<sup>th</sup>, 2009, for \$600.00; Bill M. Seconded, motion carried.

**Intermandeco Fences:** The board approved to solicit bids for fence staining that will pass discounted costs to h/o.

**Budget 2009:** Bill M. Motioned to approve the 2009 budget as presented, Jeanne seconded, motion carried and Bill W. signed resolution.

**DRV Guidelines:** Management was directed by Board to research text for DRV letters. Board has requested Joslyn's presence before spring. Management to provide draft copy of letter to board.

**Deliverables from Last meeting:** Mgmt presented status updates regarding these items, the following require additional follow up:

- \*Metal fencing/Bridge - Manager to solicit one additional bid
- \*Checks – Manager to instruct AP Mgr to void (Landscaping and Petty Cash)
- \*Broken Light fixture - Manager to contact electrician
- \*Amnesty letter – Manager to follow up with Aaron to provide a draft to board.

The following items were approved: Metal Panthers – Bill M. motioned that the entrance signs that need to be painted, Jeanne seconded, motion carried.

(Board approved Haven to paint the following metal panthers for bid presented of \$145.00 per Panther)

**NEW BUSINESS:**

**BOD New Positions:** The board members have accepted the listed positions. Final assignments are pending and will be discussed at January meeting.

**President**  
**Chair**

Bill Woodard  
Jeanne Rubin

**Treasurer**  
**Secretary**

TBD  
Bill Milford

**Committee Liaisons:** This has been tabled until the January meeting, with the expectation of Bill Milford accepting the covenants liaison position. Jeanne will update email forwarding once assignments have been finalized.

**Christmas Decor:** The board will request the Beatification committee to research purchase and storage options early.

**Next Board Meeting Date and Agenda Items:** January 21, 2008

- Iron Fence Info
- Tree Bids
- Hillcrest Improvements
- Buescher – pending title change for bad debt write off
- Foreclosure Homes
- Postage Invoices

**COMMITTEE REPORTS:**

ACC

Mgmt to follow up on shed violation on Yoakum Dr.

COVENANTS

COMMUNICATION

BEATIFICATION

Iron fence/bridge- Management to get opinion on whether this is needed.  
Tree bid approval was tabled until January meeting.

POOL

SOCIAL

SAFETY

Board approved solicitation of security (pool monitor) bids to be presented at April Board meeting.

With no further business to discuss, the Board adjourned the regular meeting at 8: 31 p.m.