

**Panther Creek Homeowners Association  
Managed by RealManage, LLC  
Board of Directors Meeting Minutes  
August 15, 2012**

**Board Members Present:**

**Bill Woodard, Chair  
Hans Peck, Treasurer  
Francesca Downing, Secretary**

**Bill Milford, President  
Jill Hart, Director**

**RealManage: Tiffany Stowe, Kevin McDonald of RealManage**

The meeting was **called to order** at 6:30PM.

Approved June Financials and Minutes - HPmotioned; JH Seconded; Unanimously Approved

**MANAGEMENT REPORT:**

- Review of financial and management report

**COMMITTEE REPORTS:**

- Covenants Control Committee
- Communication - Blue Host needs to be updated, Bill Milford will handle.
- Beautification - Hillcrest North Planning / Install – Rocky needs to provide an update, and status of next phase.
- Pool
- Social – Fall Festival Oct. 27<sup>th</sup>
- Safety - National Night Out – Aug 7 was a success.
- Nominating – Annual meeting is in October, 2 positions are available.
- Other – Signs for Greenbelt have been delivered, but need to be installed.

**REGULAR BUSINESS**

- Enforcement and Fine Policy – CC-2011
- Hearings for Violations, policy/procedure – CC-2011
- New Electrician – Shawn wants a full scope of work explained in order start – Bill Milford needs to be contacted to review scope
- Pool – Shade Structure tabled until 2013
- Pool Signs – Lost and Found ordered, and will be installed.
- ADT Referrals – This will be left up to individual owners to retain.
- Audit of 2011 Financials
- 2013 Budget –
- Beautification Budget – Hillcrest Project -2014, Hillsboro to Dahlhart uplift -2014, Panther Creek uplift -2014 Budget
- Pool Budget – keep numbers as is for 2013, but Resurface stepping stones w/aggregate move to 2014 Budget
- Safety Budget – keep numbers as is for 2013.
- Pool Rules Update/Sign Bid – Pool Committee is working on
- Paint Pool Fencing – Pool – Haven/\$500 unanimously approved.
- Paint Pool Bathrooms – tabled

- Ventilate Pool Bathrooms – tabled
- Paint rusted areas – Trash receptacles/tables/benches – Pool – Haven/\$150.00 unanimously approved.
- Picnic Table shade Structure – tabled
- Pool Snow Cones – \$120 unanimously approved.
- Landscape bids – 309-310-311 unanimously approved.
- Consider and act on approval of Gift Cards for Holiday Decorations – Budget is \$450 to spend, unanimously approved.
- Christmas Light Contract - \$4984, unanimously approved.
- Volunteers Appreciation Party – will be held the first weekend in January.
- Discussion and action on Misc. Pool Issues – Haven to take care of bee hives, wasp nest, and ant mounds.
- Discussion and Action on Misc. Landscape Items

#### Action Items

- Shrubs being trimmed should be enforced, and two trees in front yard.
- Haven landscaping needs to trim trees along path.

#### EXECUTIVE SESSION

- Discussion and Action on Delinquent Accounts – REALMANAGE was given authorization to automatically turn accounts over after two payments are missed to council. And liens will automatically be filed. Accounts with \$20 or less owing the Board unanimously agreed to waive.

#### Next Meeting Date

- September 19, 2012 at 6:30pm

#### Adjournment

- Adjournment – the board unanimously decided to adjourn at 9:30pm.



**Francesca Downing, Recording Secretary**

*William R. Milford on behalf of*

*9/19/2012*

**Date**