

**Panther Creek Homeowners Association
Managed by RealManage, LLC
Board of Directors Meeting Minutes
June 20, 2012**

Board Members Present:

**Bill Woodard, Chair
Francesca Downing, Secretary
Ann McElroy, Director
Jill Hart, Director**

Members Absent:

**Hans Peck, Treasurer
Bill Milford, President
Ariel Ortegon, Vice President**

RealManage: Tiffany Stowe, Kevin McDonald, Michael Hofhiens

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

Approved May Financials and Minutes - FD motioned; JH Seconded; Unanimously Approved

MANAGEMENT REPORT:

- Review of financial and management report
- REALMANAGE to waive \$150 payment plan fee

COMMITTEE REPORTS:

- Covenants Control Committee
- Communication
- Beautification - Hillcrest North Planning / Install; Greenbelt Standards/Mailing
- Pool - New Bike Rack – Rocky to install near pool in the grassy area
- Social
- Safety - National Night Out

OLD BUSINESS

- New Electrician – FD motioned to use Genesis Electric and to renegotiate bid; JH Seconded; Unanimously Approved
- Pool - Pool Shade Structure (Bids in process)
- 5 Star Neighborhood Program - Board
- Changing Locks at Pool – new keys in lock box

NEW BUSINESS

- Discussion and Action on Landscape Items
 - Landscape Estimates – Luchenbach Greenbelt – Beautification
 - Landscape bids for 2013 Budget – Estimate #'s 291 and 292 tabled; but Unanimously approved for Estimate # 203a for \$1006.73 to spray for chiggers and clean up greenbelt
- Pool Rail Repair completed
- Trash Cans at Pool – remove recycle cans and pay for 4 trash cans going forward – FD motioned, JH seconded, unanimously approved.
- Request for 4th of July Supplies – Pool
- Snow Cone activity to be able to spend \$150-JH motioned, FD seconded, Unanimously Approved
- Pool Signs – need to have REALMANAGE approve logo signage - unanimously Approved

- Furniture Order - pool
- Lost and Found – pool – purchase a container and put signage for all lost and found items
- ADT Referral fees – Safety
- Updates to Web Page and FB page
- Motion approved to proceed with Poison Ivy signage – confirm sign wordage with legal

EXECUTIVE SESSION

- Discussion and Action on Delinquent Accounts – REALMANAGE to research collection policy to refer accounts according to automated process (service white pages).
- Discussion and Action on Payment Plan Requests: Board approved 1 Homeowner payment plan request and rejected 2 requests.

Next Meeting Date

- July 18th, 2012 at 6:30pm

Adjournment

- Adjournment – the board unanimously decided to adjourn at 9:15pm.

Hans Moten
Jill 2nd

Francesca Downing

Francesca Downing, Recording Secretary

7/18/2012

Date