

**Panther Creek Homeowners Association
Managed by RealManage, LLC
Board of Directors Meeting Minutes
May 30, 2012**

Board Members Present:
Bill Milford, President
Bill Woodard, Chair
Ann McElroy, Director
Ariel Ortegon, Vice President

Members Absent:
Hans Peck, Treasurer
Francesca Downing, Secretary
Jill Hart, Director
Manage:
Tiffany Stowe, CAM

The meeting was **called to order** at 6:55PM.

Approval of May Financials
Approval of May Minutes

Open Forum – Poison Ivy Issues/chemicals used; vacant house/lot (chiggers)

MANAGEMENT REPORT:

- Pool Issues / Customized Signage
- Duane review of financial and management report

COMMITTEE REPORTS:

- Beautification** – irrigation and other plans in the works.
- Shade structure – place pillars outside the wood structure, but that might be city property. Working with Gold Medal but has not been working well- non responsive.
 - **Action Item** - Pool furniture is getting worn down. They want the info from RM regarding the pool furniture that was bought last time and the cost for it.
 - **Action Item** – Return weather proof clock (broken-melted in the heat). Get a cheaper clock and replace the battery whenever needed.
 - **Action Item** – bike rack move forward with the "9 rack – ground mounted – black" bike rack. It will be mounted into the ground, so no brackets needed.
 - **Social** – looking for new chairperson and getting ready for fall festival activity – October 27.
 - Safety mtg – will meet at Target coffee shop – concern to get higher police patrol frequency in the neighborhood due to increased vandalism.
 - **Action Item** – email blast to residents to let H/O's know about increased patrolling or COPS (citizens on patrol). Board will draft something up first.

OLD BUSINESS

- Enforcing Fine Policy – Bill M. had no update yet (next month)
- Dry Erase Board – already done remove
- **Action Item** - Updated Electrician Bids
- 5 star Neighborhood Program – no update yet (next month)

- Hearings for violations – Bill M. still working on it (next month)

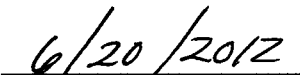
NEW BUSINESS

- **Action Item** - Change lock at pool
- Poison Ivy issue –Bill W. will put together an informative memo to send out.
- Panther Creek Facebook site is not an official site of Panther Creek
- Insurance Renewal – Bill M. signed the renewal.
- RealManage
 - Ancillary fees
 - Delinquency recommendations
 - Timely posting of minutes
- RM can monitor those who have past due assessments—since January—and cut off pool privilege.
- Board agreed to enter into 3 payment plans—RM to provide info to attorney.

Meeting Adjourned at 8:30pm



Francesca Downing, Recording Secretary



Date

paste adj of 8:30pm