

**Panther Creek Homeowners Association
Managed by RealManage, LLC
Board of Directors Meeting Minutes
January 17, 2012**

Board Members Present:
Bill Milford, President
Francesca Downing, Secretary
Jill Hart, Director
Ann McElroy, Director
Hans Peck, Treasurer
Ariel Ortegon, Vice President

Members Absent:
Bill Woodard, Chair

Manage:
Elma Vazquez, DCAM

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

HANS P. MOTIONED to approve the **consent agenda**; **FRANSESCA D.** seconded, all were in favor, with a **5/0 vote and motioned carried.**

Consent Agenda:
Approval of December Financials – were tabled
Approval of December Minutes – approved unanimously

MANAGEMENT REPORT:

Elma Vazquez, RealManage reviewed the financial overview, variances, and frequent violations.

COMMITTEE REPORTS:

Covenants Control Committee - No action taken

Beautification – No action taken

Communication- No action taken

Nominating-No action taken

Pool – No action taken

Social – No action taken

OLD BUSINESS

Enforcement and Fine Policy- No update

Reserve Study – **HANS P. MOTIONED** to approve the **Reserve Study**; **FRANSESCA D.** seconded, all were in favor, with a **5/0 vote and motioned carried.**

2010 Audit – FRANCESCA D. MOTIONED to approve the **2010 Audit**; **JILL H.** seconded, all were in favor, with a **5/0 vote and motioned carried.**

Parking by Pool – FRANSECA D. MOTIONED to table discussion of additional parking at the pool and revisit the issue after pool season; **ARIEL O.** seconded, all were in favor, with a **3/2 vote and motioned carried**

NEW BUSINESS

PCE Newsletter Logo – The discussed the logo for the newsletter and decided to keep it consistent.

New Pool Pump – FRANCESCA D. MOTIONED to approve the **install of the new pool pump for the old pool for a cost of \$520.00**; **Ariel O.** seconded, all were in favor, with a **5/0 vote and motioned carried**

EXECUTIVE SUMMARY

The Board of Directors was presented with requests to remove late fees and interest. The Board approved waiving 10 finance charges and 10 late fees.

The Board of Directors was presented with the current delinquency list. The Board of Directors agreed to send a payment plan notice to all homeowners at the final collection notice stage.

With no further business to take action on, meeting adjourned at 9:26 pm, next meeting is February 15, 2012.