

**Panther Creek Homeowners Association
Managed by RealManage, LLC
Board of Directors Meeting Minutes
April 16, 2014**

Board Members Present:

Bill Woodard, President
Gabrielle Gorrebeeck, Secretary

Kellie Kauten, Vice President
Bill Milford, Chair

The meeting was **called to order** at 6:50PM.

Approval of February meeting minutes: Bill W. moved to approve, Bill M. seconded; all approved.

MANAGEMENT REPORT:

- Review of financial and management report
- Review Open Work Orders & Tasks Status

COMMITTEE REPORTS:

- Covenants Control Committee
- Communication
- Beautification
- Pool
 - i. Alligators- Alligators should have been installed last week according to vendor. Kellie to check to see if the alligators have been replaced.
 - ii. Youth Triathlon 8/13 – Board agreed/signed contract with Lone Star Lifesavers (LSL). Kevin will send signed contract over to LSL to sign and send back to us for the association's records.
- Social – Fall festival 10/25, Casino 3/22 or 3/29, Frisco Can 5/17, Pool party 5/31, Garage Sale 4/25-26.
- Safety – Nichole discussed adding additional cameras in the community.
- Nominating
- Other
 - i. Park Meeting Update – Bill W. discussed updates with the rest of the Board.
 - ii. HOA Roundtable Update- Kellie discussed roundtable event with the rest of the Board.
- Mike discussed having Kelly Dvorak from RealManage attend next month's meeting to discuss CiraMobile and get their feedback.

REGULAR BUSINESS

- Additional Storage Shed – KK & CW 3/13 – Rocky can clean out the shed area, remove the steel/cement pole, and paint the existing shed for less than \$500. Kellie motions to approve Tuff Shed estimate (8x10 MR-450) for \$1619 and Rocky's proposal, Bill W. seconds, all approved. Rocky will also paint the new shed to match the existing one.
- Review greenbelt erosion options- Bill M. discussed Rocky's proposals. Bill W. motions to approve estimate #399 (option 1), Gabby seconded, all approved. Board agrees to hold on estimate #400 and pursue having an engineer come out and assess the community.
- Approve SEM PTA event sponsorship- Bill W. motions to approve sponsorship to SEM for \$600, Gabby seconded, all approved.



- Perimeter fence stain communication to homeowners- Board would like letters to go out to the homeowners on Panther Creek Pkwy regarding fence stain. RealManage to check to see if a letter was sent to them and also correct error in previous letter. RealManage will send final copy of letter to the Board to place on the website.
- Village Defense- Nicole discussed village defense flyer. Board is not interested at this time.
- Additional security cameras- Kellie motions to buy two additional security cameras, Gabby seconds, all approved.
- Kellie motions to approve the estimate to paint the pool house bathrooms from Paint Ovations for \$965, Bill W. seconds, all approved.
- Gabby motions to approve Lone Star's estimate to install new auto-fill system at the entrance ponds for \$1975.56, Bill W. seconds, all approved.
- Adjournment of open meeting – 8:34pm

EXECUTIVE SESSION

- Executive session called to order 8:35 pm
- Discussion and Action on Delinquent Accounts
- Discussion and Action on Vendor Contracts
- Adjourn – 9:00pm

Next Meeting Date

- May 21, 2014 at 6:30 pm

Adjournment

- Adjournment – the board unanimously decided to adjourn Executive meeting at 9:01 pm

Board Member Signature

Date