

**Panther Creek Homeowners Association
Managed by RealManage, LLC
Board of Directors Meeting Minutes
December 15, 2010**

Board Members Present:
Bill Milford, President
Hans Peck, Treasurer
Francesca Downing, Secretary
Bill Woodard, Chair
Ariel Ortegon, Vice President
Ty Treadway

Members Absent:
Jaime Lockwood, Director

RealManage:
Elma, Vazquez, CAM

The meeting was **called to order** by President at 6:43PM.

TY T. MOTIONED to approve the **consent agenda**; **FRANCESCA D.** seconded, all were in favor, with a **4/0 vote and motioned carried.**

Consent Agenda:
Approval of November Minutes
Approval of November Financials

MANAGEMENT REPORT:

Elma Vazquez, RealManage reviewed the financial overview, variances, frequent violation and open and closed task.

COMMITTEE REPORTS:

Covenants Control Committee- No update since last meeting

Beautification- The Board of Directors requested RealManage to take over the bidding process as the current committee was unresponsive.

Communication- Tabled until further specifications.

Nominating- No update since last meeting.

Pool- The Board of Directors agreed to allow 3 Board Members approve the pool expansion payments. The 3 Members are Bill M., Bill W., and Hans P. **TY T. MOTIONED** to approve the **3 Members**; Francesca seconded, all were in favor, with a **4/0 vote and motioned carried.**

Social- No update since last meeting

Safety- No update since last meeting.

OLD BUSINESS

1. **Audit**- No update on current audit
2. **Enforcement and Fine Policy**- No update since last meeting.
3. **Rules & Regulations**- No update since last meeting.

NEW BUSINESS

1. SEM Stampede Donation- The Board of Directors agreed to donate \$600.00. TY T. MOTIONED to approve the donation of \$600; Francesca seconded, all were in favor, with a **4/0 vote and motioned carried**.

TASK for RM

1. Work with vendors on the bidding for the Hillcrest North Planning area.

With no further business to take action on, meeting adjourned at 8:00 pm, next meeting is January 18, 2010.