

**Panther Creek Homeowners Association
Managed by RealManage, LLC
Board of Directors Meeting Minutes
February 19, 2014**

Board Members Present:

Bill Woodard, President
Nichole Griffith, Assistant Treasurer
Gabrielle Gorrebeeck, Secretary

Kellie Kauten, Vice President
Bill Milford, Chair
Chris Williams, Treasurer

The meeting was **called to order** at 6:49 PM.

Approval of January meeting minutes: Bill W. moved to approve, Kellie 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. Youth Triathlon 8/13 – Board agreed with Tyler’s proposal. Kellie will direct him to draft a letter for RealManage to mail to the six homeowners affected by the route that day. Sheila will direct the attorney to review the proposal for liability.
 - ii. Remodel the pool bathrooms for \$900. Bill W. made a motion, Kellie seconded, all approved.
 - iii. Kellie requested additional \$500 for pool party budget. Bill W. made motion, Chris seconded, all approved.
- 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 will relocate cameras to the pool now for the upcoming season.
- Nominating
- Other
 - Stone wall near Hillcrest Tunnel – Work is completed
 - Entrance Signs – Sheila presented two bids for replacing/repairing stone, mortar and lettering. Classic Construction has the best approach for \$5732 and add option 2 at a later date. Bill W. moved to approve bid, Kellie seconded, all approved. Bill M. and Sheila will meet with Classic on-site with any sample renderings

REGULAR BUSINESS

- Additional Storage Shed – KK & CW 3/13. The lockbox is broken with keys, Kevin will get it replaced.
- Exterior Fence Stain –Sheila sent a letter to homeowners who own a parameter fence giving them details for purchasing the correct stain from the local Home Depot.
- Five-Star modified their contract with a price increase and trash pickup at the playground. Bill W. made a motion, Kellie seconded, all approved.

- Contact vendor to have pool alligators sent by March - Chris
- Adjournment of open meeting – 8:15 pm

EXECUTIVE SESSION

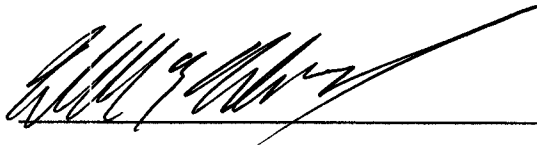
- Executive session called to order 8:15 pm
- Discussion and Action on Delinquent Accounts.
- Adjourn – 8:41 pm

Next Meeting Date

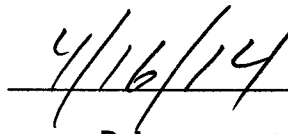
- March 19, 2014 at 6:30 pm

Adjournment

- Adjournment – the board unanimously decided to adjourn Executive meeting at 8:42 pm



Board Member Signature



Date