

**Panther Creek Homeowners Association  
Managed by RealManage, LLC  
Board of Directors Meeting Minutes  
November 20, 2013**

**Board Members Present:**

**Bill Milford, President**  
**Nichole Griffiths, Assistant Treasurer**  
**Gabrielle Gorrebeeck, Director**  
**Kellie Kauten, Secretary**

**Chris Williams, Director**  
**Hans Peck, Treasurer**  
**Bill Woodard, Chair**

The meeting was **called to order** at 6:35 PM.

Officers were elected: Bill Milford, Chair; Bill Woodard, President; Chris Williams, Treasurer; Kellie Kauten, Vice President; Gabi Gorrebeeck, Secretary; Nichole Griffiths, Assistant Treasurer; Hans Peck, Assistant Secretary.

Approval of October meeting minutes: Hans moved to approve, Kellie seconded; all approved.

**MANAGEMENT REPORT:**

- Review of financial and management report

**COMMITTEE REPORTS:**

- Discussion of Committee Responsibilities
- Discussion of possible new "Service Committee" – Not approved. Chris will reach out to him.
- Discussion of Committee Liaison Assignments - Chris Williams, Pool; Bill Woodard, Covenants; Nichole Griffiths, Safety; Kellie Kauten, Social; Bill Milford, Beautification; Gabi Gorrebeeck, Communication
- Covenants Control Committee
- Communication
- Beautification
- Pool
- Social
- Safety
- Nominating
- Other
  - Stone wall near Hillcrest Tunnel – Sheila will contact Wes
  - Entrance Signs – Sheila will request three bids for letters and to address stone deterioration

**REGULAR BUSINESS**

- Additional Storage Shed – BW 3/13
- Block Captain Training – new board members will schedule to fulfill the 2-hour requirement
- Exterior Fence Stain – Deferred bids. Sheila confirmed Home Depot has color but changed the code number of it. Will confirm with attorney if DCCR's require maintaining original color with new code or can color choice it be changed due to technicality.

- Haven Landscape bids: 392, 385 and 391 Bill W. moved and Hans seconded, all approved and code to capital projects. Bids 393, 390, 386, 389, 387 will be deferred for now.
- Signs/budget for Holiday Market – Bill W. moved to approved up to \$500, Hans seconded, all approved.
- Open Work Orders – deferred til next meeting
- Adjournment of open meeting – 9:27 pm

**EXECUTIVE SESSION**

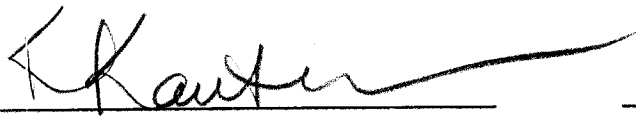
- Executive session called to order 9:27 pm
- Discussion and Action on Delinquent Accounts.

**Next Meeting Date**

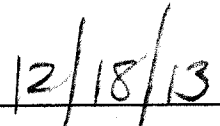
- December 18, 2013 at 6:30 pm

**Adjournment**

- Adjournment – the board unanimously decided to adjourn Executive meeting at 9:35 pm



**Board Member Signature**



**Date**