

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

Board Members Present:

Bill Woodard, Chair
Hans Peck, Treasurer
Ariel Ortegon, Vice-President

Bill Milford, President
Jill Hart, Director
Kellie Kauten, Director

The meeting was called to order at 6:40PM.

Approval of previous meeting minutes /rpt- Jh motion kk second all approved

MANAGEMENT REPORT:

- Review of financial and management report
- Kevin to try gold medal one more time using bill w contact no.
- RM - Put together an article directing resident to log onto resident portal and send a bio of RM staff to put in newsletter

COMMITTEE REPORTS:

- Covenants Control Committee
- Communication
- Beautification – Ariel to follow up with Rocky re: irrigation checks; retail section btwn Jasper/Odessa; tie into well to use as irrigation.
- Hillcrest North Planning / Install
- Wire Mesh on pool completed
- Paint Pool Fencing (quote 312a) Bill M. motion, Ariel second, all approved
- Pool Clock – Kellie has 2 new clocks; 1 to be put up in Spring
- Social – RM to reach out to Amber to confirm list of checks for Fall Festival
- Safety – Nicole to draft article re: golf cart rules
- Nominating – bill M and hans are re-running, need to send out another mailer with ballot after fesitval
- Other – RM to order name tags for new board members; bring business cards for Fall festival, direct/reg proxy docs, setup table/booth, tickets; RM to help with pool resurfacing vendor contacts
- 2011 Audit – Bill M motion to accept, Kellie second, all approved. Bill M to print, sign and send back to us.
- 2013 Budget is up. RM to work on categorizing haven bills to help with future budgets; Bill W to send approved budget #'s to RM.
- Volunteer Appreciation Party – Board – 08/12
- Website update 9-12

REGULAR BUSINESS

- Enforcement and Fine Policy – CCC - 2011
- Hearings for Violations, policy/procedure. – CCC - 2012

- Pool Shade Structure – Bids – Pool 06/12
- ADT Referral fees – Safety - 06/12 – Kevin/Nicole
- Pool Rules Update/ Sign Bid – Pool/Board 08/12
- Paint Pool Bathrooms – Pool 08/12 -
- Ventilate Pool Bathrooms – Pool 08/12 -
- Paint rusted areas – Trash receptacles/tables/benches – Pool – 08/12 - Keep
- Pool Playground Mulch – Pool – 09/12
- Kellie's proposals – Bill M motion, Jh second, all approved for 1866 quote; Jh, motion, Ariel second, all approved, haven bid for \$500; Ariel motion, Jh second all approved, haven paint job \$200; Bill M motion, Jh second, all approved quote for playground mulch \$2000 (100% of this goes to PID)
- Discussion of annual meeting date and plans -Board 09/12
- Power and Water meter Audit. - Board 10/12 (RM to work on)
- Tree Replacement/Basketball hoops - RM - 10/12 Ariel to prepare tree memo
- Fall Festival Safety Booth - Giveaways - Safety - 10/12 - festival sticker give a way, Jh motion, Ariel second all approved, up to \$100, Nicole to submit stickers
- Cameras/Spotlights - Safety - 10/12 – Nicole to follow up with
- Discussion and action on Misc Pool Issues
- Discussion and Action on Misc Landscape Items

EXECUTIVE SESSION


- Discussion and Action on Delinquent Accounts.
- Discussion and Action on Payment Plan Requests.
- Discussion and Action on misc. other Homeowner issues/requests.
- Discussion and Action on Vendor Contracts
- Discussion and Action on Legal Advice

Next Meeting Date

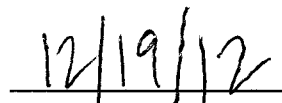
- November 21, 2012 at 6:30pm – Meeting date later changed to Nov 26th, 2012 at 6:30

Adjournment

- Adjournment – the board unanimously decided to adjourn at 9:25pm.



Board Member Signature



Date