

**Panther Creek Homeowners Association  
Managed by RealManage  
Board of Directors Meeting Minutes  
October 15, 2014**

**Board Members Present:**

**Bill Woodard, President  
Nichole Gifford, Asst. Treasurer  
Bill Milford, Chair**

**Gabrielle Gorrebeeck, Secretary  
Kellie Kauten, Vice President  
Chris Williams, Treasurer**

The meeting was **called to order** at 6:41 PM.

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

**MANAGEMENT REPORT**

- Review of financial and management report

**COMMITTEE REPORTS**

- Covenants Control Committee – will hold discussion in November meeting
- Communication – discussion about developing rules for HOA Facebook. Will be discussed at next meeting.
- Beautification – waiting on bid from electrician to repair lighting and decrease vandalism.
- Pool – Epoxy job will start soon
- Social – Fall festival 10/25. Garage sale 4/24-25/2015. Volunteer Appreciation Night, Kellie will coordinate.
- Safety
- Nominating – Hans, Bill Milford and Nichole’s terms are expiring. Four candidates are running.

**REGULAR BUSINESS**

- Bill Woodard will prepare the November agenda and chair the meeting.
- Nichole will handle the annual meeting signs at the entrances.
- 2015 Budget –Discussion of final draft, dues increase \$10/year. Kellie moved to approve, Chris seconded; all approved.
- Discussion and Action on safety committee items.
- Approve 2013 audit, Bill Milford moved to approve, Chris seconded.
- Discussion and Action on communication committee items.
- Discussion of painting mural in bathrooms. Chris moved to approve, Gabby seconded. Four approved and one abstained from voting.
- Kevin will clarify with Five-Star best time of year to service filter with sand.
- Discussion and action on beautification committee items. RealManage to get second and third quote on repairing well. Kevin will get updates from Genesis on action items and forward to Bill Milford. Kevin will confirm with Bill Milford the payment for holiday light installation.
- Adjournment of open meeting – 8:39 pm

**EXECUTIVE SESSION**


- Executive session called to order 8:39 pm
- Operating Account: Transfer \$50,000 to Reserves and move \$30,000 from PID to Reserves. Bill Milford moved to approve, Gabby seconded; all approved.
- Discussion and Action on Delinquent Accounts.

**Next Meeting Date**

- November 19, 2014 at 6:30 pm –11286 Luckenbach

**Adjournment**

- Adjournment – the board unanimously decided to adjourn Executive meeting at 8:40 pm



Board Member Signature



Date