

**Panther Creek Homeowners Association
Managed by RealManage
Board of Directors Meeting Minutes
February 17, 2016**

Board Members Present:

Ed Mahoney	Bill Woodard
Kellie Kauten	Annette Zimmer
Nichole Griffiths	Gabrielle Gorrebeeck
Sheena Laplante	

Board Members Not Present:

Homeowners Present:

Gayla Petties- 11327 Beeville Dr	
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- The general meeting was called to order at 6:36 PM.

CONSENT

Approval of January Board Meeting Minutes and December Financials: Annette motioned to approve, Bill seconded, all approved the January minutes. Gabby motioned, Sheena seconded, all approved the December 2015 YTD financials.

MANAGEMENT REPORT

- Review of financial and management report by RealManage. Board advised RealManage to find out what was recently purchased out of the petty cash fund. The Board reviewed and discussed the statuses of all open work orders and board tasks.

COMMITTEE REPORTS

- *Covenants Control Committee* – No updates at this time.
- *Communication* –
 - Website revisions, Board e-mails, FB groups, & advertising in newsletters were discussed.
 - Fall survey prior to the 2016 annual annual meeting was also discussed so the results can be presented at the annual meeting.
- *Beautification* –
 - Nichole to discuss with Shawn about the security cameras and orchard lighting wattage.
 - Poison ivy signs are complete, they just need to be installed.
 - Community dog park was discussed. Board unanimously disapproved dog park idea and will be removed from the agenda.
- *Pool* – Board discussed pool repairs and lanyards.
- *Social* –
 - Electronic RSVPs through Constant Contact for adult night was discussed.
 - Upcoming social events for 2016 were discussed.

- Board also discussed the following social event dates for 2016:
 - Garage Sales: 4/15/16 & 4/16/16
 - Adult Night: 4/3/16
 - Spring Fling/Pool Opening Party: 5/21/16
 - Triathlon: 5/22/15???
 - Movie Night(s): 6/4/16 (teen) & 8/20/16 (smaller children)- Ed will be in charge
 - Fall Festival: 10/29/16 (1-4 PM)
 - Frisco CAN: 5/23/16
- *Safety* – Nicole still to coordinate with Shawn on security cameras.
- *Nominating* – Election Buddy/online software was discussed. Board will officially vote on software in July.
- *Other*- No other updates at this time.

REGULAR BUSINESS

- *Review of HOA Insurance Policies, list assets*- Board reviewed spreadsheet provided by Sheena and made adjustments. Sheena to make the changes and present it at next month's meeting.
- *Consider and Act on Proposed Changes to Pool Rules*- Board discussed the attorney's recommended changes to the revised pool rules and made changes. Bill motioned, Kellie seconded, all approved the revision subject to the changes made at the meeting. Annette to send revised changes back to RealManage. RealManage will then send to attorney for final review and filing.
- *Consider and Act on Constant Contact RSVP Module*- Bill motioned, Kellie seconded, all approved the Constant Contact RSVP module
- *Discussion Regarding Process for Amending CC&Rs*- Agenda item was tabled until next month's meeting.
- *Consider and Act on 2014 Audit*- Bill motioned, Gabby seconded, all approved the audit.
- *Discussion and Action on Pool Committee Items*- No updates at this time.
- *Discussion and Action on Beautification Committee Items*- No updates at this time.
- *Adjournment of General Meeting*– With no further business to discuss, the general meeting was adjourned at 8:34 PM.

EXECUTIVE SESSION

- Executive session called to order 8:35 PM.
- *Discussion and Action on Delinquent Accounts* – Board approved to take action on all accounts pending lien and collection referrals.
- *Discussion and Action on Payment Plan Requests*- Board approved two (2) payment plan requests.
- *Discussion and Action on misc. other Homeowner issues/requests*- One (1) violation dispute was reviewed.
- *Discussion and Action on Vendor Contracts*- No action to be taken at this time.
- *Discussion and Action on Legal Advice*- No action to be taken at this time.

Next Meeting Date

- March 16, 2016 at 6:30 PM –12894 Gardendale Dr.

Adjournment

- Adjournment – With no further business to discuss, the Board decided unanimously to adjourn the executive session at 9:02 PM.

Amelia M. Jones
Board Member Signature

3/16/16
Date