

**Panther Creek Homeowners Association
 Managed by RealManage
 Board of Directors Meeting Minutes
 January 20, 2016**

Board Members Present:

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

Board Members Not Present:

Gabrielle Gorrebeeck	

Homeowners Present:

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- The general meeting was called to order at 6:34 PM.
- Berit with Roundtree Landscaping attended the meeting and did a presentation to the Board that included updates on the exterior landscaping project design. Berit advised the rough estimate for the project is around 1.2 million (\$20,000/120 ft. section*60,000 sq. ft.).

CONSENT

Approval of December Board Meeting Minutes and Financials: Kellie motioned to approve, Annette seconded, all approved the December minutes. Board unanimously tables the December financials until February due to unavailability.

MANAGEMENT REPORT

- Review of financial and management report by RealManage. RealManage reported that the delinquencies aging over 90 days have dropped \$10,395.76 from this time last year.

COMMITTEE REPORTS

- *Covenants Control Committee* – No updates at this time.
- *Communication* –
 - Board discussed getting profile pictures and other information to Gabby to put on website.
 - New community survey to go out to homeowners in the future was discussed.
- *Beautification* –
 - Nichole to contact Shawn to increase wattage for lights in the orchard.
 - Board discussed having a “Dogs need to be on a leash” sign in greenbelts.
- *Pool* – Kellie advised pool opening dates have been changed for those who missed the last meeting. Pool will open 4/30 and close 10/3.
- *Social* – Kellie advised the following dates for social events in 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 working with Shawn on security cameras.
- *Nominating* – Board still researching options for online voting software.
- *Other*- No other updates at this time.

REGULAR BUSINESS

- *Review of HOA Insurance Policies, list assets*- Sheena is still working on the spreadsheet which will provide exact numbers the Board would like each asset in the community to be insured for so RealManage can provide a quote.
- *Consider and Act on Proposed Changes to Pool Rules*- Revised pool rules were discussed. Bill motioned, Sheena seconded, all approved pool rule revisions. Annette will send final revision to RealManage so that it can be sent to the attorney for review. If the attorney doesn't see that any changes are needed, attorney to proceed with filing with county.
- *Consideration of Use of Constant Contact RSVP Module*- Tabled until February meeting.
- *Discussion Regarding Process for Amending CC&Rs*- Board continued discussion. RealManage to contact attorney to make sure new legislation changes does not drop quorum requirements for amending declarations from 67% to 51%.
- *Discussion of 2014 Audit*- Board reviewed response from Audit Services regarding Bill's comments on Audit Rep Letter from Thomas Stephen & Co. Board. Board agreed to formally vote to approve rep letter at the February meeting.
- *Discussion and Action on Pool Committee Items*- No updates at this time.
- *Discussion and Action on Beautification Committee Items*-
 - Kellie presented "No Swimming/No Fishing" sign to the Board for review. Kellie motioned, Annette seconded, all approved the proposed sign.
 - RealManage presented Lone Start Fountains' estimate to repair both entrance fountain lights. Bill motioned, Annette seconded, motioned carried with a vote of 5-1.
- *Adjournment of General Meeting*– With no further business to discuss, the general meeting was adjourned at 9:35 PM.

EXECUTIVE SESSION

- Executive session called to order 9:36 PM.
- *Discussion and Action on Delinquent Accounts* – Board approved to take action on two (2) accounts.
- *Discussion and Action on Payment Plan Requests*- Board denied one (1) payment plan request.
- *Discussion and Action on misc. other Homeowner issues/requests*- No action to be taken at this time.
- *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.

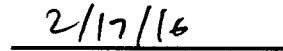
Next Meeting Date

- February 17, 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 9:47 PM.


Board Member Signature


Date