

**Panther Creek Homeowners Association
Managed by RealManage
Board of Directors Meeting Minutes
July 15, 2015**

Board Members Present:

Bill Woodard, Chair
Kellie Kauten, Vice President
Chris Williams, Treasurer
Gabrielle Gorrebeek, Secretary

Annette Zimmer, Director
Ed Mahoney, President
Nichole Griffiths, Assistant Treasurer

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

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

MANAGEMENT REPORT

- Review of financial and management report by RealManage.

COMMITTEE REPORTS

- *Covenants Control Committee* – No updates.
- *Communication* – No updates. Gabby asked rest of Board for content to put into the upcoming newsletter.
- *Beautification* – Board discussed financial issues with Genesis Electric regarding orchard lighting project; Discussion on possible ways, procedures, and consequences to address vandalism in the community; Bill still working on poison ivy signs; Ed continuing to work with Haven Landscaping on refreshing rocks in dry river bed and removing fallen tree limbs in the common areas.
- *Pool* – Chris provided updates on recent pool incident; Nichole advised there is a cracking water table that needs to be addressed by 5 Star.
- *Social* – No updates.
- *Safety* – Board discussed cloud based options for security cameras; No updates yet on next safety meeting date. Safety meeting tabled until further notice.
- *Nominating* – Bill advised Board to begin submitting candidacy forms to RealManage; Annual meeting tentatively scheduled for Oct. 28th; RealManage to locate annual meeting time line calendar and update it accordingly.

REGULAR BUSINESS

- *Lighting/Construction Contract*- Board approves to give Genesis Electric \$2,500.00 in additional funds to finish the orchard lighting project within 60 days. If he cannot complete the project these terms, Genesis will need to create an itemized list of how the previous funds were spent on the projects.
- *Budget Discussion*- Board discussed various potential projects to include in next years budget. Board to begin sending draft numbers to RealManage soon; Kellie advised 18K for next year's Social budget.

- *Discussion and Action on Pool Committee Items*- Board discussed storage shed door repairs estimate from Globus Management Group. Board directed RealManage to contact Globus about the warranty on the work and if they found any issues relating to the cement cracking in the area.
- *Discussion and Action on Beautification Committee Items*- Board advised that Rocky with Haven Landscaping has a contact at RoundTree Landscaping that can provide an estimate for landscape architect services for the exterior of the community; RealManage to contact Rocky about status update on dead trees along gas easement.
- Adjournment of open meeting – 8:08 pm

EXECUTIVE SESSION

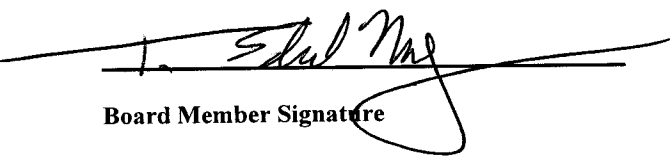
- Executive session called to order 8:09 pm.
- RealManage discussed new delinquency status report going forward by attorney's office. New report to begin next month, must include account history on accounts that require action. RealManage to get an updated status report from attorney by the end of July.
- *Discussion and Action on Delinquent Accounts* – Board discussed and approved action on one (1) account.
- *Discussion and Action on Payment Plan Requests*- No action to be taken at this time.
- *Discussion and Action on misc other Homeowner issues/requests*- Board discussed and approved action on one (1) account.
- *Discussion and Action on Vendor Contract*- 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

- August 19, 2015 at 6:30 pm –11286 Luckenbach

Adjournment

- Adjournment – the Board unanimously decided to adjourn the Executive meeting at 8:45 pm.


Board Member Signature


Date