

**Panther Creek Homeowners Association  
Managed by RealManage  
Board of Directors Meeting Minutes  
March 18, 2015**

**Board Members Present:**

**Bill Woodard, Chair  
Nichole Gifford, Asst. Treasurer  
Annette Zimmer, Director  
Gabrielle Gorrebeeck**

**Kellie Kauten, Vice President  
Ed Mahoney, President  
Chris Williams**

The meeting was called to order at 6:39 PM.

Approval of February meeting minutes: Kellie moved to approve, Ed seconded; all approved.

**MANAGEMENT REPORT**

- Review of financial and management report

**COMMITTEE REPORTS**

- Covenants Control Committee – members evaluated the Rules vs. the Declaration and resolved to leave the documents as is because it would not result in major changes.
- Communication – Gabby summarizing the survey to post results on Constant Contact and website is in progress.
- Beautification – Shawn has started electrical upgrades and the project should be completed by the first of April.
- Pool – Kellie continues to challenge vendor for repair and replacement of alligators and table before pool opening.
- Social – Garage sale 4/24-25/2015, Spring Fling & Movie Night 5/23, Triathlon 5/24, no adult only movie and activities are being planned for 6/19, Fall Festival 10/24 1-4 pm. Pool party will involve tickets for staggered delivery of pizza.
- Safety – Nichole is waiting for cameras. Meeting date TBD.
- Nominating – No activity.

**REGULAR BUSINESS**

- Neighborhood Sem 'Watchdog' group proposed an event at pool before pool opens. The Board encouraged him to hold event during regular pool hours or in the playground area.
- Homeowner at 12786 Gardendale requested use of the greenbelt for access to build a pool.
- Discussion on fence by the creek where kids cut through and pose a possible threat to homeowners. Board will consider installing additional fence down the hillside.
- Poison Ivy Signs were vandalized. Bill suggested he replace the perimeter wood on signs. Nichole made a motion and Chris seconded.
- Adjournment of open meeting – 8:12 pm

**EXECUTIVE SESSION**

- Executive session called to order 8:13 pm
- Request for greenbelt access denied, Kellie made a motion and Annette seconded.

- Request for Watchdog to hold event at pool before opening, unanimously denied.
- Discussed DRV violations of homeowner and agreed to hold an April hearing.
- Discussion and Action on Delinquent Accounts.

**Next Meeting Date**

- April 15, 2015 at 6:30 pm –11286 Luckenbach

**Adjournment**

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

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**Board Member Signature**

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**Date**