

**Panther Creek Homeowners Association
 Managed by RealManage
 Board of Directors Meeting Minutes
 March 16, 2016**

Board Members Present:

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

Board Members Not Present:

Bill Woodard	
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Homeowners Present:

Syed Ahmed- 11320 Cedar Springs	
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- The general meeting was called to order at 6:45 PM.

CONSENT

Approval of February Board Meeting Minutes and January/February Financials: Nichole motioned to approve, Sheena seconded, all approved the February minutes. Nichole motioned, Sheena seconded, all approved the January and February 2016 YTD financials.

MANAGEMENT REPORT

- Review of financial and management report by RealManage. The Board reviewed and discussed the statuses of all open work orders and board tasks. The Board approved for RealManage to proceed with ordering replacement parts for the broken plexiglass at the playground near pool.

REGULAR BUSINESS

- *Review of HOA Insurance Policies-* Tabled until next meeting.
- *Discussion and Act process for amending CC&Rs-*
 - Revised policy was reviewed. Nichole motioned, Annette seconded, all approved to add 1 additional column for required signature on form and to approve policy as is. RealManage to post policy on Resident Portal.
- *Covenants Control Committee-* None
- *Communication –*
 - Restructuring of Communications- Ed will take over Communications due to Gabby's resignation.
 - Website: tabled
 - Discussion and action on FB Groups: tabled
 - Fall Survey: tabled
 - Facebook: tabled
 - Sheena will see if she has time to do map for garage sale.

- *Beautification* –
 - Sheena to look into other ideas for exterior landscape upgrades for the community.
 - Exterior homeowner letter: tabled until further notice
 - Lighting repair status: completed
- *Pool* –
 - Board reviewed estimate #1269 from 5 Star for deck seal and misc. repairs. Gabby motioned, Annette seconded, all approved these repairs (will be paid out of Replacement Fund).
 - Board reviewed 5 Star's estimate #1270 to install alligator heads. Gabby motioned, Sheena seconded, all approved.
 - Board discussed that a special executive meeting was held on 3/8/16 to review and approve 5 Star's estimate #1261 to replace a pool pump. Motioned passed with a 3-0 vote. Invoice to be paid out of the Reserve Fund.
 - Estimate # SNP-4752 from Signs Now for new pool signs was reviewed. Gabby motioned, Nichole seconded, all approved.
 - Board reviewed estimate from ACT Low Voltage for \$7,000.00 for an upgraded security system at pool. Nichole motioned, Sheena seconded, all approved.
 - Consolidate phone/data lines at pool and go with ATT for \$170: Nichole motioned, Sheena seconded, all approved. RealManage to cancel old T-Mobile services.
 - Cancel installation of orchard cameras: Nichole motioned, Kellie seconded, all approved.
 - Pool Rules: Attorney filed approved revised pool rules with county. RealManage to send notification out to all homeowners.
- *Social* –
 - Movie selection: Nichole motioned for Inside Out for June and wait to decide on movie for August, Kellie seconded, all approved.
 - Discussion regarding event coordinator: Ed, Barbara and Kellie met with her and will move forward with more research.
- *Safety* –
 - Pool and orchard cameras were discussed during pool committee updates.
 - Fishing/swimming signs: None
- *Nominating* – None
- *Other*- No other updates at this time.
- *Future Meeting Topics*-
 - With Gabby gone, communications processes needs to be finalized.
 - Discuss future welcome packets for new residents.
 - Recap garage sale.
 - RealManage ratify pool pump special meeting.
 - RealManage question: # pool cards we have out?
 - Newsletter topic on key cards.
- *Adjournment of General Meeting*– With no further business to discuss, the general meeting was adjourned at 9:45 PM.

EXECUTIVE SESSION

- Executive session called to order 9:46 PM.
- *Discussion and Action on Delinquent Accounts* – No action to be taken at this time.
- *Discussion and Action on Payment Plan Requests*- Board approved one (1) payment.
- *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

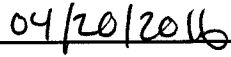
- April 20, 2016 at 6:30 PM –12894 Gardendale Dr.

Adjournment

- Adjournment – With no further business to discuss, the Board decided unanimously to adjourn the executive session at 9:56 PM.



Board Member Signature



Date