

**Panther Creek Homeowners Association
Managed by RealManage
Board of Directors Meeting Minutes
May 20, 2015**

Board Members Present:

**Bill Woodard, Chair
Kellie Kauten, Vice President
Gabrielle Gorrebeeck, Secretary
Nichole Griffiths, Assistant Treasurer**

**Annette Zimmer, Director
Ed Mahoney, President
Chris Williams, Treasurer**

The meeting was called to order at 6:35 PM.

Approval of April meeting minutes: Bill moved to approve, Gabby seconded; all approved.

MANAGEMENT REPORT

- Review of financial and management report

COMMITTEE REPORTS

- Covenants Control Committee – no update
- Communication – Gabby and Bill discussed newsletter updates and discussed it's content and processes.
- Beautification – No updates on electrical work orders. Board confirmed that the pool drainage issue has been repaired. Poison ivy signs have been ordered, Bill to still buy posts for them. Bill presented ideas to improve landscaping around the exterior of the community. RealManage to locate a Landscape Architect.
- Pool – Chris advised issues with pool gate have been repaired. Kellie provided updates on shed door.
- Social – Kellie advised Bingo Night was a success although went over budget. Updates on Triathlon event, pool party, movie night events, and HOA Roundtable meeting were given. Postponing all May events until June due to the weather were also discussed.
- Safety – No updates. Next Safety Committee meeting date is still TBD.
- Nominating – No activity.

REGULAR BUSINESS

- Gas Easement- Ed provided updates. Landscaper is in process of doing a soil sample because he believes there is an issue due to vegetation dying in the area. Waiting for soil sample results before further action.
- Insurance Renewal- RealManage presented renewal premiums to Board. Kellie moved to approve, Gabby seconded, all approved. RealManage to find out if any discounts are offered for being a 5 Star community and for adding security to their common areas.
- Reserve Study- Reserve study update draft was discussed. Kellie moved to approve the draft, Gabby seconded, all approved.

- Discussion and Action on Pool Committee Items-
 - RealManage to contact Reconstruction Experts for estimate/repair options for storage shed doors.
- Discussion and Action on Beautification Committee Items-
 - RealManage to put in work order for graffiti in greenbelt area behind Gabby's home.
 - Chris presented estimate to restore the benches/tables at the pool. Board advised for him to obtain 2 more estimates for comparison.
 - Kellie provided updates on alligator issues. Board unanimously approves to have attorney draft demand letter to send to Vortex.
 - Nichole discussed issues with homeowner's bringing guests to the pool and gaps in pool rules relating.
 - Board unanimously approves for RealManage to take action on homeowner damages to greenbelt behind Gardendale Dr.
- Adjournment of open meeting – 8:12 pm

EXECUTIVE SESSION

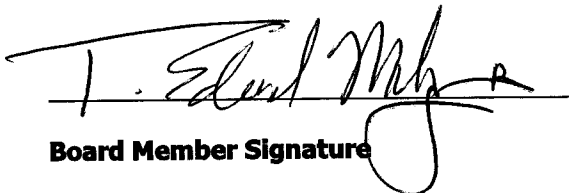
- Executive session called to order 8:13 pm.
- Discussion and Action on Delinquent Accounts –
 - Discussion and action taken on 2 accounts.

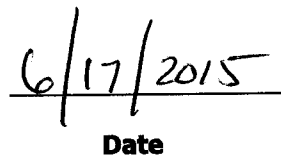
Next Meeting Date

- June 17, 2015 at 6:30 pm –11286 Luckenbach

Adjournment

- Adjournment – the board unanimously decided to adjourn Executive meeting at 8:23 pm


 Board Member Signature


 Date