

**Panther Creek Homeowners Association
 Managed by RealManage
 Board of Directors Meeting Minutes
 May 18, 2016**

Board Members Present:

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

Board Members Not Present:

Chintan (Joe) Parikh	
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Homeowners Present:

AJ Anderson- 11346 Snyder Dr	
Bill Milford- 11491 La Grange Dr	

- The general meeting was called to order at 6:32 PM.

HOMEOWNER INPUT ON TOPICS NOT ON AGENDA
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- None

CONSENT AGENDA

Approval of April Board Meeting Minutes and April Financials: Kellie motioned to approve, Annette seconded, all approved the April minutes and April financials.

MANAGEMENT REPORT

- RealManage reviewed the financials and management report. The Board reviewed and discussed the statuses of the open work orders and board tasks.

REGULAR BUSINESS

- *Review of HOA Insurance Policies-* RM to schedule a conference call w/ Insurance Services and Sheena to discuss general questions. RM also advised their current policy will expire on 6/1/16.
- *Discuss and Demo Google Docs-*
 - Sheena presented demo regarding the how-to instructions on how to use Google Docs and Google Drive.
- *Discuss and Act, Board assignment to committees/projects-* Annette motioned, Sheena seconded, all approved to table item until next month.
- *Covenants Control Committee-* None
- *Communication -*
 - Update FB- None
 - Discuss and Act, Website project review and social media- Bill W. did presentation on new website, how to use it, and proposed recommendations for making it better. Kellie motioned, Annette seconded, all approved his recommendations as presented.

- Discussion and Act, Anonymous e-mails, other FB Groups- Board unanimously agreed to remove agenda item.
- Discussion and Act, Fall survey, results before annual meeting- Board unanimously agreed to table agenda item until next month.
- Discussion, Welcome Kit- Board unanimously agreed to table agenda item until next month.
- Discuss and Act, printing PCE event signs- Annette presented proposed new PCE sign options to the Board. Nichole motioned, Kellie seconded, all approved the proposed options as presented.
- Discuss and Act, Free Little Library- Board unanimously agreed to table agenda item until next month.
- *Beautification* –
 - Discuss Exterior Landscape- Board unanimously agreed to table agenda item until next month.
 - Discussion and Act, Misc. beautification committee items- Gabby discussed budgeted landscaping items for 2016 that have and have not been done yet this year. Sheena to get with landscaper regarding outstanding landscaping projects to make sure they get completed.
- *Pool* –
 - Discussion and Act, Pool repairs, safety and cameras and monitoring cameras/equipment- Nichole discussed new info. about the new 9-1-1 box that was installed at the pool. Old Kings III box will be officially canceled in August based on existing contract.
 - Discussion and Act, Misc. pool committee issues- Pool monitoring updates were discussed.
 - Discussion and Act, Pool keycard issue policy- Board discussed that homeowners can no longer have multiple access cards for the pool. 1 card per household only. RM to deactivate all duplicate cards in system for each address.
- *Social* –
 - Update movies, Jumanji- June, and Inside Out- Aug- Board discussed updates on social events this year.
 - Discussion and Act, Event coordinator include Christmas and setup w/ RM- Kellie provided status updates on the new event coordinator.
- *Safety* – None
- *Nominating* –
 - Discussion and Act, Online voting software, Election buddy, etc.- Board unanimously agreed to table agenda item until next month.
- *Other*- None
- *Future Meeting Topics*-
 - Annual meeting timeline
- *Adjournment of General Meeting*– With no further business to discuss, the general meeting was adjourned at 10:00 PM.

EXECUTIVE SESSION

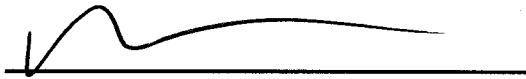
- Executive session called to order 10:02 PM.
- *Discussion and Action on Delinquent Accounts* – Board approved one (1) settlement offer.
- *Discussion and Action on Payment Plan Requests*- Board approved one (1) payment plan.
- *Discussion and Action on misc. other Homeowner issues/requests*- None
- *Discussion and Action on Vendor Contracts*- Board approved 2016-2017 insurance renewal premiums.
- *Discussion and Action on Legal Advice*- None

NEXT MEETING DATE

June 15, 2016 at 6:30 PM – 13286 Wimberley Dr.

ADJOURNMENT

- Adjournment – With no further business to discuss, the Board decided unanimously to adjourn the executive session at 10:16 PM.

A handwritten signature in black ink, consisting of a series of connected loops and a long horizontal stroke at the end, positioned above a solid horizontal line.

Board Member Signature

06/15/2016

Date