

**Panther Creek Homeowners Association
Managed by RealManage
Board of Directors Meeting Minutes
October 21, 2015**

Board Members Present:

Bill Woodard, Chair
Kellie Kauten, Vice President
Nichole Griffiths, Assistant Treasurer
Chris Williams, Treasurer

Annette Zimmer, Director
Ed Mahoney, President
Gabrielle Gorrebeeck, Secretary

Homeowners Present:

Pat Rankin

The general meeting was called to order at 6:41 PM.

Approval of September Board Meeting Minutes and Financials: Annette motioned to approve, Ed seconded, all approved.

MANAGEMENT REPORT

- Review of financial and management report by RealManage.

COMMITTEE REPORTS

- *Covenants Control Committee* – Bill advised that there are results of one (1) hearing request that will be discussed during executive session.
- *Communication* – Gabby discussed new updates on possible website options. Potential plans were submitted to vendor. She hopes to have firm plans/estimates for the Board to review at the next meeting. "Board Spotlights" for the upcoming newsletters were also discussed.
- *Beautification* – Ed advised the lighting repairs are completed and the poison ivy signs are still in progress.
- *Pool* – No updates at this time.
- *Social* – No updates at this time.
- *Safety* – Paul and Nichole discussed research on security camera upgrade options for the pool with the Board. Board would prefer a wired commercial option vs. wireless.
- *Nominating* – Bill reiterated that the online voting software has been pushed to 2016.
- *Other*- None.

REGULAR BUSINESS

- *2016 PCE Budget*- Final version of budget was reviewed. Last minute changes were made. RealManage to get budget un-finalized to make the changes as necessary. Kellie motioned, Gabby seconded, all approved budget with the pending changes. Ed to sign and send back final revised budget to RealManage once changes are made.
- *Annual Meeting Items*- Board discussed process plans for the annual meeting. RealManage to make sure reduced quorum requirements are on the agenda for the meeting.

- *Review of HOA Insurance Policies*- Board would like to have RealManage/RealInsure to review the policy and compare it to the updated reserve study that was done this year and obtain a new quote from the insurance company for them to review. Policy should also include 5% increase for inflation, excess liability of \$2 million, no workman's comp, and all retaining walls, and new community assets.
- *Proposed Pool Rule Changes*- Board discussed potential pool rules changes and made edits as necessary. The will continue to edit at the December meeting when Annette is able to attend.
- *Constant Contact RSVP Module*- No updates at this time.
- *Texas Legends PCE Event*- Kellie discussed new updates on potential Texas Legends PCE event. Gabby motioned, Ed seconded, all approved to deny the proposed event.
- *Pool Closure Dates for 2016*- Gabby motioned, Ed seconded, all approved to open the pool on 4/30/16 and close on 10/3/16.
- *Process For Amending CC&Rs*- Board reiterated the procedure of amending DCC&Rs. Board discussed potential percentage that a homeowner must get by petition before the Board decides to pursue attempting to amend the DCC&Rs. Item has been tabled for further discussion at the December meeting.
- *Revised Committee Structures*- Kellie presented flow chart of possible restructuring for project management in hopes of getting more homeowners in the community involved on certain projects without them having to actually be devoted to a committee.
- *Discussion and Action on Pool Committee Items*- No updates at this time.
- *Discussion and Action on Beautification Committee Items*- No updates at this time.
- *Adjournment of General Meeting*- With no further business to discuss, the general meeting was adjourned at 9:13 PM.

EXECUTIVE SESSION

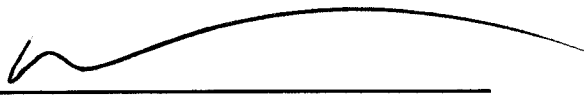
- Executive session called to order 9:14 PM.
- *Discussion and Action on Delinquent Accounts* – Board approved to take action on one (1) account.
- *Discussion and Action on Payment Plan Requests*- Board discussed and approved to accept two (2) payment plans and deny one (1).
- *Discussion and Action on misc. other Homeowner issues/requests*- Board discussed and approved to waive a violation fine on two (2) accounts. Board also approved to waive delinquent account balances of \$20 or less with the exception of two (2) accounts.
- *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

- November 18, 2015 at 6:30 pm –12894 Gardendale Dr.

Adjournment

- Adjournment – With no further business to discuss, the Board unanimously decided to adjourn the executive session at 9:46 PM.



Board Member Signature

11/18/2015

Date