

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

The meeting was called to order at 6:42 PM.

Approval of August Board Meeting and September 9th Special Board Meeting Minutes: Kellie motioned to approve, Chris seconded; all approved.

MANAGEMENT REPORT

- Review of financial and management report by RealManage. RealManage to contact Genesis Electric to finish installing security cameras at the orchard now that the orchard project has been completed.

COMMITTEE REPORTS

- *Covenants Control Committee* – Bill discussed upcoming hearing date on October 5th regarding a violation dispute.
- *Communication* – Gabby discussed possible changes to newsletter and website. Board/Committee to continue to review their options. Bill discussed possible online voting website. Board/RealManage to continue to research for next year.
- *Beautification* – No updates at this time.
- *Pool* – Kellie discussed estimate from Haven Landscaping for paver work at the pool.
- *Social* – Kellie reiterated the Fall Festival has been changed to Halloween. Possible neighborhood outing introduced by the Texas Legends was discussed. Board advised Kellie to follow up with them to gather more details. Vendors and vendor prizes/donations for Fall Festival were also discussed.
- *Safety* – Gabby discussed updates on security camera upgrades research for pool. Nichole discussed estimates on possible wifi options.
- *Nominating* – Bill discussed annual meeting time-line and the upcoming annual meeting process.
- *Other*- Kellie discussed possible restructuring of the committees (dissolving the liaisons) with the rest of the Board.

REGULAR BUSINESS

- *Budget Discussion*- Board discussed budget and made changes as necessary. Board will continue to make changes on the budget and Bill will send the revised budget draft to RealManage.
- *External Landscaping Contract/Discussion*- Estimates for landscaping architect services for the exterior of the community were reviewed. Annette motioned, Gabby seconded, all approved RoundTree Landscaping's estimate.

- *Discussion of Annual Meeting time-line-* RealManage presented the updated annual meeting time-line to the Board and it was unanimously approved.
- *Discussion and provide direction on legislative changes affecting HOAs-* Board discussed the new legislative changes that were presented at the recent legislative meeting hosted by the association's attorney and RealManage.
- *Discussion and provide direction on website and newsletter changes-* Board continued to discuss different possible changes to the website and newsletter.
- *Review of HOA Insurance Policies-* RealManage advised that RealInsure needs more time to research the policy. Agenda item was tabled until the October meeting.
- *Discussion and Action on Pool Committee Items-* Board reviewed estimate again from Haven to install pavers at the pool. Gabby motioned, Nichole seconded, all approved. Globus' invoice for the storage shed doors repairs were also reviewed and discussed. Board unanimously approved to pay the invoice.
- *Discussion and Action on Beautification Committee Items-* Board unanimously approved to pay the last invoice for the orchard lighting project. RealManage to confirm the lights are working properly before processing.
- *Adjournment of General Meeting-* With no further business to discuss, the general meeting was adjourned at 9:35 PM.

EXECUTIVE SESSION

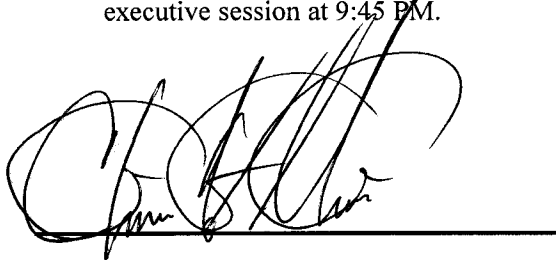
- Executive session called to order 9:36 PM.
- *Discussion and Action on Delinquent Accounts* – No action was taken on any accounts at this time. RealManage to bring a list of account accounts that have an outstanding balance of \$20.00 or less to be reviewed and discussed at the October meeting.
- *Discussion and Action on Payment Plan Requests-* Board discussed and approved to accept two (2) payment plans.
- *Discussion and Action on misc. other Homeowner issues/requests-* Board discussed and denied waiving fines on one (1) account.
- *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

- October 21, 2015 at 6:30 pm –11286 Luckenbach

Adjournment

- Adjournment – With no further business to discuss, the Board unanimously decided to adjourn the executive session at 9:45 PM.



Board Member Signature

10/21/15

Date