

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

**Board Members Present:**

|   |                              |
|---|------------------------------|
| <b>Bill Milford, Director</b>               | <b>Joe Parikh, Treasurer</b> |
| <b>Kellie Kauten, Vice President</b>        |                              |
| <b>Nichole Griffiths, President</b>         |                              |
| <b>Sheena Laplante, Assistant Treasurer</b> |                              |

**Board Members Not Present:**

|                                  |  |
|----------------------------------|--|
| <b>Ed Mahoney, Chair</b>         |  |
| <b>Annette Zimmer, Secretary</b> |  |

**Homeowners Present:**

|                                      |  |
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| <b>AJ Anderson - 11346 Synder Dr</b> |  |
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- The general meeting was called to order at 6:43 PM.

**CONSENT**

*Approval of October Board Meeting Minutes and October Financials:* Bill motioned to approve, Kellie seconded, all approved the October Minutes.

**MANAGEMENT REPORT**

- Review of financial and management report by board. All completed items on the management report were verified by board members. 1075077 can be closed. Vandalism on wreath on Whitesboro & Eldorado. 175974 can be closed. No open board tasks.

**COMMITTEE REPORTS**

- *Board Items-*
  - *Discuss and Act, Amenity access policy-* Bill moves to table the Amenity policy, Kellie seconds.
  - *Discuss, Temporary sidewalk at Henderson/Gonzales-* Board will continue to be in the background of the issue and supportive of the issue, need to find a mom, or media to find the solution. This is not something that we can solve. Nichole will reach out to Maus PTA to get in contact.
  - *Discuss and Act, Special Assessment wording on RM docs/electronically-* Kellie moves to Check with Woodard if city will combine our PID to one line time. Reach out to Kevin, remove “special” from the wording. Joe seconds.
- *Covenants Control Committee* – Declined crepe mrytle as a large tree for the yard; not on the city approved list. AJ - trying to get inspection lady to meet with Board or the CCR committee. Kellie to have Kevin coordinate with AJ to set up meeting.
- *Communication* –
  - *Welcome Kits-* Ed to get with Sheena to finish getting chamber of commerce packets.
  - *Retention Policy-* Kellie moves to accept the policy that Vanay has given. Joe seconds.

- *Website project and social media* - Kellie to get more hands on with the project and continue to work with Nichole. Bill M has created emails and will confirm everyone has logged in to the new email system, once everyone has logged in, he will turn off forwarding. Board members are strongly encouraged to start using the new emails.
- *Printing PCE event signs* - Nichole to get Sheena the contact at Signs Now Plano to get metal signs. Sheena to find magnets to make individual signs. Sheena to get into contact with Signs Now and get pricing.
- *Free Little Library* - Work in progress
- *Beautification* –
  - *Exterior Landscape Project* - Push direction to Kerpatrick to create a committee to start the process. Board will help in any way to get it out there. Board will provide a liaison to help keep a plan in place. Show plans that Rocky and Roundtree created, Upgrade irrigation system, get rid of cotoneaster bushes, hide fences, not getting rid of existing trees.
  - *Flags at entrances* - Bill moves to table until next month, Kellie seconds.
  - *PC drainage from NE Park area* - Rocky will continue to mow the area. He will come in to access what is our due diligence. He will continue to work and help keep this area at bay. Kellie moves to create this as a “Discuss” item for next month, Bill seconds.
  - *Misc. Beautification* - None
- *Pool* -
  - *Misc. Pool Items*-
    - *Kant slam*- Joe has spoken to an approved vendor to get a hydraulic door jamb
  - *Police Knowledge of Cameras* - Nichole signed up for a Police cam program; Kellie moves to complete this item, Joe seconds
  - *Pool Landscaping upgrades* - Bill moves to table to next month., Kellie to second. Nichole to go into more detail next month.
- *Social* –
  - *Movie night update* - 30-40 people turnout
  - *Fall Festival update* - Great turnout, 500 people
- *Safety* –
  - *Babysitter list update* - Annette is working on it
- *Nominating* –
  - *Online voting software update* - Very successful, will use it for next year; add a quorum only option to the online.
  - *Annual meeting timeline* - follow the same timeline for next year.
- *Other*- PW list is updated.

## EXECUTIVE SESSION

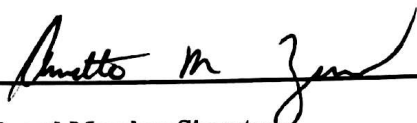
- Executive session called to order 8:39PM.
- *Discussion and Action on Delinquent Accounts* – Board approved to take action on all accounts pending lien and collection referrals.
- *Discussion and Action on Payment Plan Requests*- No action to be taken at this time.
- *Discussion and Action on misc. 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.
- Executive session adjourned at 8:43pm.

**Next Meeting Date**

- December 21, 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 9:44 PM.

  
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Board Member Signature

12-21-16  
Date