

Panther Trace Homeowner's Association

Meeting Minutes
August 7, 2007

Opening:

Betsy Roberts, President, called the regular meeting of the Panther Trace Homeowner's Association to order at 7:00pm on August 7, 2007 in the Panther Trace Clubhouse.

Present:

Betsy Roberts

Robert Hill – Arrived late, 7:05

Carolyn Bellinger

Stacey Watson

Tara Taylor

Doug Pinner, McNeil Management

Pamela Pinner, McNeil Management

Absent:

Nick Kouimanis

A. Approval of Minutes

The minutes of the July meeting were approved. Motion Made by Tara Taylor and seconded by Robert Hill. All in favor.

B. Financial Report

The balance of the account is \$ 15,486.91 as of July 31, 2007. Expenditures for the month of July were \$2,995.00. Fifteen coupon stop fees for \$420.00 and the monthly service fee to McNeil for \$2,575.00. There is still \$2,146.68 in outstanding fees; all accounts have been sent to the attorney.

C. McNeil Management Report

New legislation went into effect July 1, 2007 regarding the collection process. The first mailing is a late notice, second is certified with a 45 day wait period, third is demand letter from attorney with a 45 day wait period, and last is foreclosure. There is also new legislation regarding ARC, this will be discussed later in the meeting with the ARC committee.

D. BOD Opening

Motion made by Tara Taylor and seconded by Robert Hill to appoint Curt Verduyse to the board. All in favor.

E. Fence Appeal/ARC

██████████ was present for his fence appeal. A discussion ensued as to what the board thought was acceptable. Motion made by Stacey Watson and seconded by Carolyn Bellinger to allow three (3) additional panels of six foot high fence, not to exceed 22 feet, on the north side of the property only to block the neighbor's pool pump. The south side and west side of the property would need to comply with the fencing guidelines.

F. ARC Report

All applications have been approved and were turned over to McNeil for mailing at this meeting. New legislation requires the HOA put together a list of approved materials for each neighborhood. ARC is to start with paint

E. New Business

Car Covers: this item was tabled until the next meeting when Nick Kouimanis was in attendance as he requested it on the agenda.

The Board will create a flyer to hand out to all residents as to what is expected regarding yard and home maintenance. This flyer will be handed out three consecutive times before strict enforcement of restriction begins.

General discussion regarding the upcoming budget meeting ensued with the possibility of a special membership meeting to increase the budget over the 15% amount. As it stands currently, the HOA will be over budget \$5,000-7,500.00 at years end.

Adjournment:

A motion to adjourn was made by Carolyn Bellinger and seconded by Robert Hill. Motion Carried 6-0.

These minutes are in summary form.

Minutes submitted by: Betsy Roberts

Approved by: Betsy Roberts, President Panther Trace HOA

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