

## Panther Trace Homeowner's Association

Meeting Minutes  
November 6, 2007

### **Opening:**

Betsy Roberts, President, called the regular meeting of the Panther Trace Homeowner's Association to order at approximately 7:00pm on November 6, 2007 in the Panther Trace Clubhouse.

### **Present:**

Betsy Roberts  
Stacey Watson  
Tara Taylor  
Doug Pinner, McNeil Management

#### **A. Approval of Minutes**

The minutes of the October meeting were approved. Motion made by Tara Taylor and seconded by Stacey Watson. All in favor.

#### **B. Financial Report**

As of October 31, 2007 account balance is \$8,872.56. Outstanding accounts total \$833.72.

#### **C. McNeil Report**

Doug Pinner suggested sending out another flyer making the residents aware of the restrictions and the need for compliance. The letter should make residents aware of the effect of noncompliance and get the message across that beginning in the new year the HOA will be strictly enforcing the restrictions as well as rewarding those who comply.

#### **D. ARC Report**

The ARC has obtained all color codes from the Builders.

The issue was raised as to a screened enclosure at the front of the residence. 5 other homes currently have these enclosures and of those the ARC can only find 1 which had ARC approval from 2004.

#### **E. Status of Bylaw Amendment Draft**

Doug Pinner confirmed that he has looked at the Board's suggestions for amendments to the Bylaws however, before speaking to the attorney he wanted to be sure that he understood and could accurately convey the intent of the revisions. He will forward a copy of the requested provisions to the Board so that each member can clarify. He will then contact the attorney.

**F. Comments from Homeowners**

A resident has asked why hasn't the Board taken action to enforce the CCR's. The answer is due to lack of funds. We can not take legal action until we have the funds to pay the attorney. The increase in fees for 2008 will allow the Board to actively enforce the CCR's.

**Adjournment:**

The motion to adjourn was made by Stacey Watson and seconded by Tara Taylor. All in Favor.

These minutes are in summary form.

Minutes submitted by: Stacey Watson

Approved By:

Copy-not official unless signed