

Panther Trace Homeowner's Association

Meeting Minutes
February 12, 2008

Opening:

Curt Vercrusse, President, called the regular meeting of the Panther Trace Homeowner's Association to order at approximately 7:06pm on February 12, 2008 in the Panther Trace Clubhouse.

Present:

Betsy Roberts
Stacey Watson
Tara Taylor
Curt Vercrusse
Doug Pinner, McNeil Management
Judy Stevens

A. Approval of Minutes

The minutes of the December meeting were approved. Motion made by Betsy Roberts and seconded by Tara Taylor. All in favor.

B. ARC Report

The ARC is waiting on complete copies of the Architectural Guidelines from McNeil. The ARC has asked McNeil to look up past records to see if approval has ever been given for a screen enclosure at the front of a residence. Several residences in the community have these enclosures however, it is unclear if the ARC had given approval.

Storage Bins must be moved to the rear of the property. Any requests for approval must state that the bin will be located in the rear of the property.

C. Financial Report

Current account balance is \$64,573.09. Next week all unpaid assessment accounts will be turned over to the attorney for collection.

There is uncertainty as to the accuracy of accounts with credit balances. Since the previous management company did not do an adequate job of record keeping we can not be sure that these balances are accurate. Judy Stevens made a motion to refund known overpayments to the homeowner and to write off any balances that we can not prove to be accurate. Motion was seconded by Stacey Watson, All in Favor.

The collection process for delinquent accounts was explained by Doug Pinner of McNeil Management. Once an account is turned over to the attorney for collection a demand letter is sent via certified mail and gives the owner 45 days to respond. If there is no response, a lien is filed in the Public Records and the owner receives an additional 45 day demand letter. If no response after the second 45 day letter, the lien may be foreclosed upon.

McNeil will check to see that Attorney Mankin has turned over all old files that currently have liens placed of record.

D. Signs

The board agreed that the old Notice of Meeting signs should be disposed of. The new signs have been received.

E. Extension Requests

All homeowners who have requested an extension have been given until the end of February to make payment of the annual assessments. The board is not willing to grant extensions beyond that time.

F. CCR Violations

Doug Pinner brought pictures of homes currently in violation of the CCR's and asked for the Board's direction in turning these homes over to the attorney for correction. Lengthy discussion ensued. Betsy Roberts made a motion to turn over the top 20 problem properties that have had continuous violations to the attorney for correction for a fee not to exceed \$700.00. Motion was seconded by Tara Taylor. Upon vote, only 1 member was in favor, all others were against. Motion did not pass.

Judy Stevens made a motion to send the top 10 homes which have been in continuous violation to the attorney for a fee not to exceed \$700.00. There was no second on this motion.

Judy Stevens made a motion to send the top 10 homes which have been in continuous violation that are not in foreclosure at this time to the attorney for collection for a fee not to exceed \$700.00. Motion was seconded by Stacey Watson, all in favor.

Adjournment:

The motion to adjourn was made by Betsy Roberts and seconded by Judy Stevens. All in Favor.

These minutes are in summary form.

Minutes submitted by: Stacey Watson

Approved By: