

Panther Trace Homeowner's Association

Meeting Minutes

July 8, 2008

Opening:

Curt Vercruysse, President, called the regular meeting of the Panther Trace Homeowner's Association to order at approximately 7:02pm on July 8, 2008 in the Panther Trace Clubhouse.

Present:

Judy Stevens
Betsy Roberts
Stacey Watson
Curt Vercruysse
Carolyn Bellinger
Doug Pinner, McNeil Management

A. Approval of Minutes

Motion to approve the June minutes was made by Betsy Roberts and seconded by Carolyn Bellinger. All in favor.

B. ARC Report

ARC has not been out to inspect the property in regards to the pergola issue. The attorney's office has asked that that ARC go out to inspect the property to determine whether or not the structure is temporary. Also, the attorney would like to know whether or not similar structures exist within the Community. ARC was asked to perform these tasks and report at the next meeting.

Board is disappointed with the current ARC leadership. Requests were made by the Board and Management Company to the ARC and never responded to in order to be able to resolve this ongoing pergola issue.

C. Financial Report

Balance of \$47,266.50

Delinquent accounts total \$11,807.10

The Attorney's office is implementing a new website which will allow the Board to log in and check the status of accounts. A launch date is unknown.

D. Homeowner Comments

A Homeowner in attendance asked if owners were going to be cited for having or installing Bermuda Grass. The Board responded that currently, our main focus is on all yards having green lawns that are mowed.

A homeowner was upset after receiving a letter for a mailbox when more serious problems exist in the community. The Board explained our current process for sending out violation letters and

making sure that the worst offenders are sent to the Attorney. Progress is being made however, it is slow.

E. Website

Website is ready. McNeil Management can send out post cards to Home Owners letting them know of the Amendments that were passed in January and that they can obtain copies via the website.

F. Misc.

Motion made to accept the resignation of LaTara Taylor from the Board of Directors, seconded by Judy Stevens. All in favor.

Notice to be added to the post card mailing of 2 current Board openings.

Due to the lack of volunteers to fill open positions on the Board, McNeil Management was asked to look into whether or not the current Board would need to have the By-Laws amended to change the number of positions on the Board from 7 to 5 in order to have all seats filled.

Lawn on Rodeo is in need of maintenance. Motion made by Stacey Watson to hire landscape company to make yard presentable for a fee not to exceed \$35.00. Seconded by Betsy Roberts, all in favor.

Motion to send the next 5 violators to the Attorney made by Stacey Watson, seconded by Judy Stevens. All in favor.

Adjournment:

The motion to adjourn was made by Stacey Watson and seconded by Carolyn Bellinger. All in Favor.

These minutes are in summary form.
Minutes submitted by: Stacey Watson
Approved By: