

Panther Trace Homeowner's Association

Meeting Minutes
August 12, 2008

Opening:

Curt Verduyze, President, called the regular meeting of the Panther Trace Homeowner's Association to order at approximately 7:03pm on August 12, 2008 in the Panther Trace Clubhouse.

Present:

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

A. Approval of Minutes

Motion to approve the July minutes was made by Judy Stevens and seconded by Betsy Roberts. All in favor.

B. ARC Report

The ARC has reviewed the pergola. As far as their knowledge, there is not a similar structure in the neighborhood. The structure is not attached to the residence. The fence is not taken down.

The general Board consensus is that the Homeowner did not follow procedure following the ARC denial and built it anyway. If proof can be provided to the attorney that the structure that was erected is the same as the structure that was denied we may have a legal basis for pursuit of this issue otherwise we may not be able to remedy the issue.

The definition of "temporary structure" was called into question. Does temporary mean it will be taken down in 48 hours or does it mean a structure that is not permanently attached to the property?

The following question was raised: Is it detrimental to the overall appearance to the community? General consensus is that no, as long as the structure is maintained it is not an eyesore. However, the fact remains that the Homeowner did not follow procedure and in light of the fact that the Board is spending time and money to bring homeowners into compliance with the CCR's we can not let the issue lay.

A motion is made by Judy Stevens to instruct the attorney to continue with the lawsuit based upon the premise that the homeowner did not follow proper procedure. Seconded by Stacey Watson. Carolyn Bellinger dissents, motion passes 4 to 1.

C. Financial Report

Balance of \$43,687.73

Delinquent accounts total \$10,381.46

The Board has questioned the \$175 fee that was charged for Insurance. Doug Pinner will inquire and correct.

Foreclosure authorization forms were signed.

D. Unfinished Business

The lawn on Rodeo has been taken care of.

Of the current violation cases sent to the Attorney, the Newbridge Owner is taking steps to correct their violations.

E. New Business

The required number of Board Members has been in question. The By Laws currently provide for a Maximum of 7 and a Minimum of 3. The quorum is based upon the current number of active board members not the maximum number of 7.

Doug Pinner will ask the Attorney for language that could be used to clarify the By Laws in this regard.

There are current openings for the Board, By Laws Committee and ARC. Eric Watson has volunteered for the ARC.

Doug Pinner has an Agreement that the Board will need to review and sign. The Resolution for Uniform Collection Policy will charge delinquent homeowners \$50 to be paid to McNeil for the costs of collection. Betsy Roberts makes a motion to adopt the Resolution however, the motion is withdrawn after Curt Vercruysse asks for time to review the document. This matter will be tabled until the next meeting.

F. Homeowner Comments

A homeowner has asked what is being done to take care of foreclosed homes that are unsightly? Currently, the Board is addressing these on a case by case basis. The Board voted last month to bear the expense of having a lot mowed. Once the Bank is in possession of the property it is their responsibility to maintain the property. If any homeowner knows of a home that it is violation please bring the address to the Board's attention so that the matter can be addressed.

There was a complaint made regarding a commercial vehicle.

A homeowner has asked if progress is being made in cleaning up the community? Yes, the Management Company has received comments from local realtors on the turn around they have noticed in our Community.

Adjournment:

The motion to adjourn was made by Stacey Watson and seconded by Judy Stevens. All in Favor.

These minutes are in summary form.

Minutes submitted by: Stacey Watson

Approved By:

Unofficial Until Signed