

Panther Trace Homeowner's Association

Meeting Minutes
October 14, 2008

Opening:

Curt Vercruysse, President, called the regular meeting of the Panther Trace Homeowner's Association to order at approximately 6:57 PM on October 14, 2008 in the Panther Trace Clubhouse. An Affidavit of mailing was published September 25, 2008 for notice of the annual budget meeting.

Present:

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

A. Approval of Minutes

Judy Stevens made a motion to approve the September minutes, seconded by Betsy Roberts, All in Favor.

B. ARC Report

The ARC is working on the language for the exterior paint colors that are approved.

C. McNeil Report

Current account Balance is \$33,117.21.

Delinquent accounts total \$9,221.46

Doug Pinner will obtain an explanation of the invoices from the attorney since many accounts appear to have credit balances however the HOA is still being charged fees.

D. Number of Officers and Clarification of Board Size in By-Laws

This matter was tabled.

E. Color Chart

Curt Vercruysse had obtained color chips from various sources. ARC will pick acceptable colors.

Duron #'s that were previously presented are no longer valid.

A suggestion was made that notice be given to Homeowners via the newsletter and the website that ARC approval is needed to repaint the original color.

Suggested wording for choosing a color other than the existing color: if not painting existing color Owner must pick from the following approved list of colors.

F. Lawns

There was lengthy discussion over procedure for mowing lawns. It was argued that the Board should have control over lawns being mowed on a case by case basis and arrangements to have the lawns mowed should not be automatic. Other members argued McNeil was hired to make this assessment and the decision should be left to them.

Betsy Roberts offered to drive the neighborhood and take pictures of the lots on the list and will e-mail the pictures to the Board so that a determination can be made as to how to proceed.

G. Bees

Judy Stevens made a motion to call pest control and have the bees removed at a cost not to exceed \$100. Motion was seconded by Betsy Roberts. Curt Verduyse voted in favor, Stacey Watson voted against, motion passed 3-1.

H. 2009 Budget

McNeil will get additional quotes for insurance to see any money can be saved on this item.

The Miscellaneous Category had a proposed budget amount of \$4,140. The Board agreed that a separate category should be made for Lot Maintenance and \$2,100 allocated toward this item.

Stacey Watson made a motion to accept the proposed 2009 Budget as amended, Seconded by Judy Stevens, all in favor.

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: