

## **Panther Trace Homeowner's Association**

Meeting Minutes  
November 11, 2008

### **Opening:**

Curt Vercruysse, 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:**

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

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

The minutes of the October meeting were approved. Motion made by Judy Stevens and seconded by Betsy Roberts. All in favor.

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

As of October 31, 2008 account balance is \$28,530.88. Outstanding accounts total \$7904.20. Most delinquent accounts are foreclosures.

The insurance payment is due in December and since quotes are only good for 30 days McNeil will not have new quotes until the due date is closer.

#### **C. ARC Report**

The ARC will obtain new color charts.

Judy Stevens made a motion to remove Frank Fulton from the ARC and appoint Eric Watson the Chairperson for the ARC, Betsy Roberts seconded. All in favor.

Stacey Watson will draft a flyer to send along with payment coupons asking for volunteers to join ARC, Board and By-laws Committee.

#### **D. Lawns**

The problem lawns were mowed however some needed additional work that required additional fees above what had been approved.

Betsy Roberts made a motion to complete mowing at 11101 Newbridge at a cost not to exceed \$100. Stacey Watson seconded, all in favor.

The Board will review all others and will report to Curt Vercruysse.

Judy Stevens made a motion to authorize Curt Vercruysse as President and/or Betsy Roberts as Vice President to do what is necessary to complete the lawns at the other homes at a cost of \$100 or less. Carolyn Bellinger seconded, all in favor.

The Board has asked for attorney updates on the homes currently with the attorney for the enforcement of the CCR's. Doug Pinner stated the Attorney had not been providing timely updates and the information provided is the most current that has been given.

Doug Pinner presented the Board with photos of homes that have received numerous violations. The Board's comments are as follows:

12203 Adventure: Proceed with lawsuit

12610 Adventure: Proceed with lawsuit

12617 Adventure: most violations were corrected, no further action required at this time

12623 Adventure: Set for hearing, proceed with lawsuit

12726 Adventure: This is in foreclosure, stop proceedings

11002 Newbridge: This is in foreclosure, stop proceedings

12516 Ocelot: This is in foreclosure, stop proceedings

12751 Standbridge: Proceed with lawsuit

12768 Standbridge: Send to Attorney

#### **E. Bees**

The bees have been removed at no charge.

#### **F. Yard Signage**

It has come to the Board's attention that some residents received notices regarding the placement of political signage while others had not. It was stated that there should be uniformity in enforcing this rule, if one homeowner receives a letter, all owners in violation should receive a letter, no one should be singled out.

#### **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: