

Panther Trace Homeowner's Association
Meeting Minutes April 14, 2009

Opening:

Curt Vercruysse, President, called the regular meeting of the Panther Trace Homeowner's Association to order at approximately 7:00pm on April 14, 2009 in the Panther Trace Clubhouse.

Present:

Betsy Roberts
Stacey Watson
Judy Stevens
Curt Vercruysse
Carolyn Bellinger
Kasey Green, McNeil Management

A. Approval of Minutes

The minutes of the March meeting were approved. Motion to approve made by Betsy Roberts, seconded by Judy Stevens, all in favor.

B. Financial Report

Account Balance as of March 31, 2009 \$75,852.63
Outstanding accounts total \$22,945.10

C. Notices Report

Judy Stevens made a motion to send a 30 day letter to the property owner in violation listed on page 6 of the report, seconded by Betsy Roberts, all in favor.

Stacey Watson made a motion to accept and agree to the Authority to Represent contract presented by Robert Tankel's office, seconded by Betsy Roberts, all in favor.

D. Unfinished Business

On 3/12 Code Enforcement send a 2nd notice to the Owner regarding the garage door.

E. ARC Report

3 Applications received, 1 approved, 1 denied for lack of information and 1 was approved with a stipulation.

F. Homeowner Comments

A homeowner requested that the end of year report be made available online. The Board asked McNeil to send that report to the Webmaster for publication.

A homeowner asked for assistance with a neighbor. A fence is being installed without ARC approval, the Board will send a violation letter.

A homeowner asked for assistance with the yard at a neighboring residence. The residence is vacant and the yard is in dire need of being mowed. Snakes and other wildlife are living in the tall grass. Stacey Watson made a motion to have the yard mowed at a cost not to exceed \$60.00 seconded by Judy Stevens, all in favor.

Adjournment:

The motion to adjourn was made by Betsy Roberts and seconded by Stacey Watson. All in Favor.

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