

Panther Trace Homeowner's Association

Meeting Minutes
September 8, 2009

Opening:

Betsy Roberts, Vice President, called the regular meeting of the Panther Trace Homeowner's Association to order at approximately 7:00pm on September 8, 2009 in the Panther Trace Clubhouse.

Present:

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

A. Approval of Minutes

The minutes of the August meeting were approved. Motion made by Judy Stevens and seconded by Stacey Watson. All in favor.

B. Financial Report

Account Balance is \$55,287.99
Delinquent accounts total \$18,170.00
53 of the delinquent accounts are in Mortgage Foreclosure.
Updates on those who have arranged payment plans will be emailed to the Board.

C. ARC Report

10 requests have been received since the last meeting. 5 have been approved and 5 have been denied.

The ARC has requested a means of identifying themselves if questioned about entering a property. Carolyn Bellinger will contribute badges that can be used by ARC Members to identify themselves if necessary.

D. Forced mowing of vacant lots

The property on Standbridge has been mowed twice already and needs to be mowed again. Since the home is in foreclosure the Board had concerns that the funds for the mowing would be unable to be recovered however Kasey states that this fee is paid by the bank once they take possession and pay the past due fees current so eventually the funds will be recovered for the force mows. Judy Stevens made a motion to have this lawn mowed at a cost not to exceed \$60, seconded by Carolyn Bellinger, all in favor.

E. Document Amendment

There have been some fears among the Board Members that by enacting a ban on rentals in the Community the Board could possibly be subjecting itself to lawsuits brought by Landlords. After much discussion, the board agreed to propose the amendment banning rentals but to revise the Amendment to include Military Families along with the Owner's in the clause that states who can occupy the property and the grace period for current rentals is extended to one year.

F. Drought Resistant Plants

There is a new law which states that the HOA can not deny requests from Homeowners who wish to install drought resistant plants. The ARC will need to establish criteria. Kasey will look into this matter and will provide the Board with more clarity of how this law will affect our Community.

G. Pergola

The Owners have stated that they will do their best to pay the \$700 within 3 months but can not guarantee this.

H. Resignations

Stacey Watson has resigned from her position on the Board.

Eric Watson has resigned from his position on the ARC.

Adjournment:

The motion to adjourn was made by Judy Stevens and seconded by Carolyn Bellinger. All in Favor.

These minutes are in summary form.

Minutes submitted by: Stacey Watson

Approved By: