

Panther Trace Homeowners' Association

Meeting Minutes
November 10, 2009

Opening:

Curt Vercruysse, President, called the regular meeting of the Panther Trace Homeowners' Association to order at approximately 7:05 pm on November 10, 2009, in the Panther Trace Clubhouse.

Present:

Curt Vercruysse
Betsy Roberts
Don Goldstein
Kasey Green, McNeil Management

A. Approval of Minutes

The minutes of the October 2009 meeting were approved as submitted. Motion was made by Betsy Roberts and seconded by Don Goldstein, all in favor.

B. Financial Report

Account Balance	\$47,423.25
Delinquent accounts	\$15,060.00

52 of the 86 delinquent accounts are in mortgage foreclosure.

C. Violations

It was moved by Don Goldstein and seconded by Betsy Roberts to force mow one property, up to a cost of \$60.00. Mr. Kevin Carpenter, representing Lawn Basics, volunteered the company to mow up to 3 properties each month for free at the request of the HOA. He will be contacted concerning the property first.

D. Appeal of Sunroom

A homeowner is appealing the denial of the ARC regarding an existing sunroom on the rear of the house. It was explained that the Architectural Review Guidelines prohibit sunrooms anywhere in the community. The homeowner wishes to try to change that provision. There was a motion by Betsy Roberts to allow the homeowner until the December meeting of the HOA to present signatures of at least 38 qualified homeowners agreeing with the revision. This would allow the requested revision to be voted on at the January Meeting. The motion was seconded by Don Goldstein and carried, all in favor.

Other options were discussed with the homeowner, such as removing all glass from the enclosure, as well as the window air conditioner.

E. Document Amendment

There was a discussion of the revised possible amendment which would limit rental properties in the community. It was decided to ask the attorney if the HOA could limit future home sales to homes which are owner occupied. In addition, can the HOA legally require background checks of all occupants of rental homes age 18 and over; and, if so, how can the background check be defined.

The memo from the attorney regarding possible foreclosure of properties that are delinquent in HOA dues was discussed. There was a motion by Betsy Roberts, seconded by Don Goldstein, to sign the memo and therefore move forward with foreclosure on the property. The motion carried all in favor.

F. ARC Report

From McNeil, there were five (5) requests received since the last meeting. One (1) was approved, two (2) were denied, and two (2) are pending.

G. HOA Meeting Attendance

There was discussion of possible ways to increase attendance by homeowners at the HOA meetings.

Adjournment:

There was a motion to adjourn which passed 3-0 at 9:10 pm.

These minutes are in summary form.

Minutes submitted by: Don Goldstein

Approved by: