

Panther Trace Homeowners' Association

Meeting Minutes
December 8, 2009

Opening:

Curt Vercruysse, President, called the regular meeting of the Panther Trace Homeowners' Association to order at approximately 7:00 pm on December 8, 2009, in the Panther Trace Clubhouse.

Present:

Curt Vercruysse
Betsy Roberts
Carolyn Bellinger
Don Goldstein
Kasey Green, McNeil Management

A. Approval of Minutes

The minutes of the November 2009 meeting were approved as submitted. Motion was made by Betsy Roberts and seconded by Carolyn Bellinger, all in favor.

B. Financial Report

Account Balance \$42,807.05
Delinquent accounts \$14,390.00
50 of the 85 delinquent accounts are in mortgage foreclosure.

C. Violations

Current Violations were reviewed with the BOD requesting more current pictures on many of the violations.

D. Appeal of Sunroom

The BOD received the petition from the homeowner requesting that the prohibition on sunrooms in the community be removed from the Architectural Review Criteria. The petition contains 38 signatures and this will appear on the ballot for the General Meeting in January 2010.

E. Document Amendment

There was a discussion of the revised possible amendment which would limit rental properties in the community. It was decided that an Amendment to the Declaration prohibiting rental/leasing of properties within the community, with the exception of rental or leasing to military personnel, would be put on the ballot at the General Meeting in January 2010. The amendment would prohibit rental/leasing after January 31, 2011. The proposed amendment is attached.

The memo from the attorney regarding possible foreclosure of properties that are delinquent in HOA dues was discussed. The BOD would like to have the attorney attend the next meeting and explain how this would work and answer questions from the BOD.

F. ARC Report

From McNeil, there were eight (8) requests received since the last meeting. Three (3) were approved, four (4) were denied, and one (1) is pending.

G. Homeowner's Concerns

There was discussion of possible ways to improve security in the community.

Adjournment:

There was a motion to adjourn which passed 4-0 at 9:00 pm.

These minutes are in summary form.

Minutes submitted by: Don Goldstein

Approved by:

Unofficial Until Signed