

Panther Trace Homeowners' Association

Meeting Minutes
December 14, 2010

Opening:

Judy Stevens, Vice President, called the meeting of the Panther Trace Homeowners' Association to order at approximately 7:00 pm on December 14, 2010, in the Panther Trace Clubhouse.

Present:

Judy Stevens
Curt Vercruysse
Don Goldstein
Melissa Fort, McNeil Management

A. Approval of Minutes

The minutes of the November 2010 meeting were approved. Motion was made and seconded, all in favor.

B. Financial Report

Account Balance	\$29,557.74
Delinquent accounts	\$20,634.34

53 of the 79 delinquent accounts are in mortgage foreclosure. Of the 79 delinquent accounts, 24 are delinquent 1 year, 34 are delinquent 2 years, 17 are delinquent 3 years, and 4 are delinquent 4 years.

C. Property 4447

The offer to settle the outstanding balance due on property 4447 was discussed. The consensus was that if accepting the offer will cost the HOA any money, then the answer is no.

D. Violations

Current Violation Notices were reviewed by the BoD.

E. ARC

Report of the ARC Chairperson was received. Since the November meeting there have been 7 approvals, 3 approvals with stipulations, and 2 requests were denied.

The proposed change to the Covenant, Conditions and Restrictions (CCRs) on Clotheslines will be referred to the membership at the General Meeting In January.

Propose to amend CCR Article XIII, Section 14 Clotheslines to read:

Clotheslines or other outdoor clothes drying apparatus shall be allowed at the rear of the home, but most not be visible from the front of the residence and shall not exceed seventy-two inches (72") high. The apparatus must be removed when not in use and during severe weather events. ARC approval is required before installation.

The proposed amendment to the Architectural Review Criteria as amended on August 12, 2005, regarding Fences was discussed. It was moved by Don Goldstein and seconded by Judy Stevens to accept the proposed amendment, with all in favor. The amendment to #2 of the amended guidelines reads:

#2 The acceptable materials are wood, High Density Polyethylene (HDPE) and PVC Vinyl. Approved colors are wood, wood tone, and white. Approved fence types are board on board, shadowbox, and picket fence. Lots that border conservation areas or have water views must have vinyl coated black chain link fences on the rear border.

Adjournment:

There was a motion to adjourn which passed 3-0 at approximately 8:10 pm.

These minutes are in summary form.

Minutes submitted by: Don Goldstein

Approved by: