

Panther Trace Townhomes

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting September 23, 2014 Meeting Minutes

1. Certifying of Quorum-Call to Order

The meeting was called to order by President, Ron Smith at 7:05pm. It was confirmed that the meeting notice was mailed to all owners several weeks in advance. Directors Sara Hopp and Cathleen DeHart were also present. It was determined that a quorum was established. Doug Pinner from McNeil Management also attended. Meeting held at Panther Trace II Clubhouse.

2. Approval of Minutes

Manager presented the prior meeting minutes as prepared by Manager.

On Motion: Duly made by Cathleen DeHart, second by Sara Hopp and carried unanimously.

Resolve: To waive reading and approve prior meeting minutes as presented.

3. Financial Business

Financial & Management Reports: Manager presented the financial and management reports and responded to questions from the board members.

4. New Business

Stratus: Board continues to be unhappy with janitorial services provided by Stratus. Manager will forward current janitorial contract specifications for Board review/adjustment. Sara indicates that she has some contact with other vendors that may be able to provide janitorial services. Manager will begin obtaining bids.

Owner Roof Repair: Other owners have come forward with roofing issues. While responsibility for repair falls to homeowners, Board is willing to assist owners with submitting collected info to builder for review. Manager will prepare letter to all homeowners to explain what is required to participate and how it must be submitted to HOA for consideration.

Dumpsters: The recent change out of the problem dumpster has provided some relief, but residents are still leaving trash around the enclosures. Manager shared Republic Waste's offer for alternate style of dumpster (dock style) that would allow residents to deposit trash through door in side of dumpster. Per homeowner (Jeannine), the lid on dumpster #2 is not hinging properly, not connected to rod, so falls off. Board asked Manager to submit request to Republic Waste to have dumpster #1 replaced with a dock style dumpster and to correct issues with lid on dumpster #2.

2015 Budget / Assessment: Board reviewed the proposed 2015 budget.

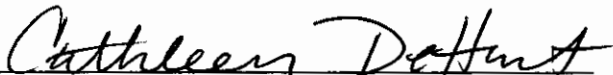
On Motion: Duly made by Ron Smith, second by Sara Hopp and carried unanimously.

Resolve: To approve 2015 budget and assessment as proposed at \$198/unit/month.

5. Adjournment

On Motion: Duly made by Ron Smith, second by Cathleen DeHart and carried unanimously.

Resolve: To adjourn the meeting at 8:12pm.


Prepared by Manager on behalf of Secretary