

PANTHER TRACE VILLAS

ASSOCIATION, INC.

Board of Directors Meeting Minutes February 15, 2012 Panther Trace Phase 2 Clubhouse

1. **Certifying of Quorum-Call to Order**

The Board of Directors Meeting was called to order by Will Pelland at 6:30pm. All 3 Board Members, Will Pelland, Burton Federman, and Philip McConnell were present. Melissa Fort from McNeil Management was also in attendance.

2. **Proof of Notice of Meeting**

The sign was posted in the community more than 48 hours in advance.

3. **Reading of Unapproved Minutes**

On Motion: Duly made by Burton Federman, carried unanimously.

Resolve: To approve the minutes from the January Board Meeting as presented.

4. **Management Reports**

- Manager reviewed financial and collection reports and addressed questions and concerns with Board.

5. **New Business**

- **Motion:** Duly made by Will Pelland, seconded by Burton Federman.
Resolve: Gates will close full time as of Monday, March 5, 2012. McNeil Management will send notification to all homeowners on February 16.
- Board discussed Tree Audit provided by Valley Crest in regards to the easement trees throughout the community. At this time the Board will await a response from Standard Pacific Homes regarding their stance in assisting to fund the project. This issue will be further discussed at a future meeting.
- Manager will set up time for Board to meet with Valley Crest to walk property for annual plant replacement and mulch options.
- Per homeowners' request, the Board will work to develop Community Standards for Storm Doors to be presented at the next meeting.

6. **Unfinished Business**

- **On Motion:** Duly made by Will Pelland, seconded by Burton Federman.
Resolve: 2 No Parking, 2 Dog Walk, and 1 No Soliciting signs will be purchased from Signs Now as per the presented proposal and installed by handyman.

7. **Adjournment**

On Motion: Duly made by Will Pelland, carried unanimously.

Resolve: To adjourn the meeting at 7:58 PM.

Next Meeting March 26, 2012.