

**PARK TRACE ESTATES HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**January 20, 2015**

**CALL TO ORDER:** The Board of Directors meeting was called to order by Bill Cutler at 7:00 p.m. It was confirmed that proper notice had been posted, and a quorum was established with the following Board members in attendance: Norm Thetford, BiBiche Knauf , Wayne Nicholls, Ed Bankemper and Sally McCurdy.

**MINUTES:** The minutes for the December 16, 2014 meeting were approved by unanimous consent with corrections.

**COMMITTEE REPORTS:**

Sally McCurdy: There are no welcoming or beautification committee members at this time. We do have members of the ARC committee.

**OLD BUSINESS:**

1. Foreclosure Update-Norm Thetford-There are no new foreclosures or sales.
2. Accounting/Financial Cavanaugh Update-Norm Thetford-We have approximately 65% of the assessments have been paid. The storage unit and meeting place has been secured for the rest of the year. We also plan to stay with Cavanaugh for our accounting.
3. Bank/Accounting Issues-Norm Thetford-All bank cards are signed and corrected. As of today we have approximately \$29,000 and \$99,500 in our respective accounts.

**NEW BUSINESS:**

1. Lake Contract-Beautiful Ponds-After roles discussion it was agreed upon that Wayne Nicholls will be working with Beautiful Ponds this year and BiBiche Knauf will be working with Greeners, our lawn company. It was announced that Beautiful Ponds will be at the next meeting to discuss the erosion issues around the lakes and between the houses.
2. Assessment- There was a lot of discussion among the board members and audience on why the 2015 board voted to have assessments this year.
3. Website/Directory-Bill Cutler/Wayne-Bob Ungemach
4. Casey Mgmt-Bill Cutler discussed that we will retain Casey Management but after November they will do four meetings a year.

5. Legal Representation-Bill Cutler discussed the options of changing legal representation. Bill suggested Chad McClanahan who has a lot of experience in doing HOA documents. It was decided to table this for further review.
6. It was discussed and decided that Bob Ungemach will post to the website and Bill Cutler will be the contact for the website information and requests.
7. It was discussed that there should be a total of 7 board members. Bill Cutler made a motion to have 7 board members. Norm Thetford seconded the motion. Bill Cutler, Norm Thetford, BiBiche Knauf, Wayne Nicholls and Sally McCurdy where in favor. Ed Bankemper was opposed. MOTION PASSED.

**OWNER COMMENTS:**

1. **An owner asked why the 2015 board is assessing fees? There was much discussion between the board and home owners in the audience.**

**DATE OF NEXT MEETING:** The next meeting will be on February 17, 2015 at 7:00 pm. at Spanish Point.

**ADJOURNMENT:** The meeting was adjourned at 8:31 p.m. by unanimous consent.

Respectfully Submitted by:  
Brian Bender  
Community Association Manager