

# WORTHINGTON

COMMUNITY ASSOCIATION, INC.

## Board of Directors Meeting February 27, 2019 Panther Trace II Clubhouse Meeting Minutes

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

The meeting was called to order by President, Jim Bishop at 6:30 p.m. Board members Kaali Cohen and Joe Cavanaugh were also present, therefore a quorum was established. It was confirmed that timely notice occurred. Jeana Wynja represented McNeil Management.

### 2. Approval of Minutes

The manager presented the board meeting minutes from November 28, 2018.

**On Motion:** Duly made Joe Cavanaugh, second Kaali Cohen, carried unanimously.

**Resolve:** To waive reading of the minutes and approve as presented.

### 3. Committee Reports – No updates provided.

### 4. Management Reports - Manager presented Financial and Management reports.

### 5. Business Items

**Owner Comments:** Discussion regarding Association's monthly water bill and sub-metering. Jim informed owners to check for water leaks inside of homes i.e. toilet and faucet leaks in order to help control the Association's water bill and that hand watering of lawns is discouraged. Owner discussed stucco claims situation with builder. Owners inquired about investors and leased homes.

**Architectural Review Criteria Guidelines / Paint Color Palette:** Manager presented the Affidavit of Mailing that proper notice was mailed to owners on February 8, 2019 regarding the revision changes meeting to occur. The Board of Directors reviewed the proposed Architectural Review Criteria Guidelines and Paint Color Palette.

**On Motion:** Duly made Jim Bishop, second Joe Cavanaugh, carried unanimously.

**Resolve:** To approve the Architectural Review Criteria Guidelines and Paint Color Palette as presented.

**Preservation of the Covenants and Restrictions:** Manager provided information to the Board regarding consideration of filing notice to preserve the covenants / restrictions affecting the community from extinguishment under Marketable Record Title Act (MTRA). Manager indicated that the Association is 8 years old so preservation is not a pressing concern at this time. The Board will need to be concerned about preservation when the community comes closer to the 30 year mark.

### Board Comments:

Kaali presented to the Board to update the Association's Declaration, to be more inclusive to the owners within the community. Manager to communicate with Board regarding quorum/vote criteria.

**On Motion:** Duly made Jim Bishop, second Joe Cavanaugh, carried unanimously.

**Resolve:** To work towards updating the Declaration in preparation for an owner vote in December.

Discussion presented to investigate fining committee options.

**On Motion:** Duly made Kaali Cohen, second Jim Bishop, carried unanimously.

**Resolve:** To reach out to the Association's attorney regarding the possibility and functionality of creating a Fining Committee.

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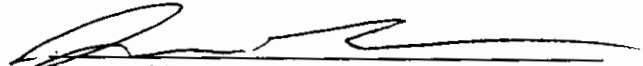
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Board discussion regarding the website and possibility of changing it to Wordpress platform. Jim to coordinate with Kaali.

## 6. Adjournment

**On Motion:** Duly made Jim Bishop, second Joe Cavanaugh, carried unanimously.

**Resolve:** To adjourn the meeting at 7:33 p.m.

  
Prepared by Manager for Secretary