

**MYRTLE TRACE HOMEOWNERS ASSOCIATION  
CONWAY, SOUTH CAROLINA**

BOARD OF DIRECTOR'S MEETING – April 16, 2008

**CALL TO ORDER:** The meeting was called to order by Board President Tom Gray at 9:10 a.m.

**ATTENDANCE:**

Board Members present were Sheilah Reynolds, Jack Mehl, Tom Gray, and Jack Von Deck. Committee Members present were Pat Hosford - Architectural Review Committee, Beth Crow – Activities Committee and Lyle Kershner - Property Committee. Also present were Dan Seeds and Lee Besemer.

Tom Gray requested that all cell phones be silenced for the duration of the meeting.

The Board honored the memory of deceased resident Ellsworth Hertzog.

As the first order of business, Tom Gray introduced Lyle Kershner to all present. Mr. Kershner has volunteered to replace Ron Crow as Property Committee Chairman. The Board thanked Mr. Kershner for volunteering for this position and told him they looked forward to a mutually agreeable working relationship.

The draft minutes of the March 19, 2008, meeting were reviewed. **Sheilah Reynolds moved and Jack Von Deck seconded that the minutes be accepted as corrected. All were in favor and the motion passed unanimously.**

**ACTIVITIES COMMITTEE**

Beth Crow gave a review of the minutes of the Activities Committee. A typographical error in the date of the next pot luck dinner was corrected.

**Jack Von Deck moved and Sheilah Reynolds seconded that the Activities Committee Minutes be approved as submitted. All were in favor and the motion passed unanimously.**

**ARCHITECTURAL REVIEW COMMITTEE**

Pat Hosford presented the ARC Report from the meeting of 3/24.

Tom Gray informed Pat and the Board that the pick-up truck issue on Wedgewood Drive has been resolved.

Pat informed the Board that the homeowner on Timberline had been presented with three estimates for the cleaning and trimming of the property. The estimates range between \$350 and \$900. If the owner does not take action, the Association will have it done and submit a bill to the owner. If that bill is not paid, the Association will place a lien on the property.

A letter has been sent to the homeowner on Laurelwood concerning the unkempt yard.

Pat reported that the homeowner on Myrtle Trace Drive has agreed to have the fence removed from the back yard. The fence was falling down and Pat will follow through to see that it is done.

Pat stated that the ARC has been getting complaints from homeowners about weeds in lawns and also in common areas. The Board suggested that all such complaints be handed over to Lyle Kershner for action by the Property Committee.

The ARC has received a request from a homeowner to erect a wall made of border blocks in the back yard and ARC has denied this request since it is not the type of wall which is allowed in Myrtle Trace. The owner does have the option of erecting the standard periphery wall. The Board agreed with the ARC Committee that a border block wall cannot be approved.

**Jack Mehl moved and Sheilah Reynolds seconded that the ARC report be accepted as submitted. All were in favor and the motion passed unanimously.**

#### PROPERTY COMMITTEE

Jack Mehl gave a review of the Property Committee Report as there was no Property Committee Chairman in existence at the meeting.

Requests for sod replacement on common ground should go through the phase representatives of the Property Committee for inspection and approval.

Due to the fact that the short brown posts along several areas of roadway in Myrtle Trace are difficult to see after the sun goes down, the Committee is searching for some type of reflective paint instead of the round reflectors which are currently being used.

An animal of some sort has made a hole in the roof of the cabana and is possibly living in the building. The hole is currently covered with a tarp until the situation is resolved.

The people on the Architectural Review Committee assigned to assess tree removal requests will be consulted in the future concerning tree removal requests on common ground.

A new street light has been installed in the area of the pathway leading from the clubhouse to Berry Tree Lane to help prevent any further injuries.

The Board restated that there are no restrictions on walking dogs in the garden area as long as the owner is picking up any droppings left by the dog. They also restated the policy that the Committee Chairmanship positions are volunteer positions.

**Jack Von Deck moved and Sheilah Reynolds seconded that the Property Committee Minutes be accepted as presented with two exceptions; one being the suggestion of paying a volunteer to head up the Committee and the other exception being the barring of walking pets in the garden area. All were in favor and the motion passed unanimously.**

#### BOARD OF DIRECTORS

#### TREASURER'S REPORT

Jack Mehl gave a review of the Treasurer's Report.

**Sheilah Reynolds moved and Jack Von Deck seconded that the Treasurer's Report be accepted as submitted. All were in favor and the motion passed unanimously.**

#### UNFINISHED BUSINESS

- A. Thank You Letters to Ron and Beth Crow: Letters have been sent from the Board thanking Mr. and Mrs. Crow for their excellent service in chairing the Property and Activities Committees.
- B. Bids on Cabana Roof and Maintenance Building: Since the pool opening is so close this work will be put off until fall. The roof will be patched for the time being.
- C. Replacement of Property Committee Chairman: As stated earlier, Lyle Kershner is the new Chairman of the Property Committee.
- D. Bonds and Other Forms of Investments: Dan Seeds recommended that until the situation of road ownership is determined, we should stay away from long-term investments and that we wait until there is a change in the interest rate on CD's. The Board was in agreement.
- E. Mission Statements: The Mission Statement for the Communications Committee was submitted by Sheilah Reynolds who stated that the guidelines will be forthcoming. **Jack Von Deck moved and Jack Mehl seconded that the Mission Statement for the Communications Committee, as attached, be accepted. All were in agreement and the motion passed unanimously.** The Mission Statements for the Board of Directors and the Neighborhood Watch Committee will be submitted at the next meeting.
- F. Bulkheads: **Jack Von Deck moved and Sheilah Reynolds seconded that the Architectural Review Committee is authorized to review and recommend approval, if appropriate, of bulkheads using the guidelines approved by the Board of Directors in November, 2007. All were in favor and the motion passed unanimously.** Dan Seeds will look into any legal matters concerning ownership of the bulkheads.
- G. Other: Karen Fuss, Environmental Educator from Coastal Carolina University will present ideas on preventing lake bank erosion to the Board. Her presentation will include pictures of our lakes which she has put on a CD for our use.

#### NEW BUSINESS

- A. Gates/Roads: The location of the hearing concerning road ownership will possibly be changed to Georgetown County to avoid any inappropriate involvement of a judge.
- B. Varner Commercial Letter: A communications tower is to be erected close to Myrtle Trace. Sheilah Reynolds will attend a meeting on this subject and will report back to the Board.
- C. Annual Audit Report: **Jack Von Deck moved and Jack Mehl seconded that the 2007 Annual Audit Report be accepted. All were in favor and the motion passed unanimously.**

**Jack Von Deck moved and Jack Mehl seconded that the meeting be adjourned at 11:30 a.m. All were in favor and the motion passed unanimously.**

Respectfully Submitted,

Lee Besemer

## MISSION STATEMENT – COMMUNICATIONS COMMITTEE

The mission of the Communications Committee is to assist the Myrtle Trace Homeowners Association Board of Directors to provide clear, timely and accurate information from the Board to our residents relative to actions taken or under consideration by the Board in fulfilling its responsibilities under the Covenants.

Furthermore, we seek to foster a sense of community that will enhance the quality of life of our residents. We will spread awareness of activities in or around our community that are of interest to our members and we will provide members with a vehicle to make their views known to the Board.