

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

BOARD OF DIRECTOR'S MEETING – April 18, 2007

CALL TO ORDER: The meeting was called to order by Board President Jay Sharp at 9:00 a.m. As the first order of business, Jay noted the death of two residents; Bob Trimmer and Tim Taylor. The Board recognizes their contributions to the community and stated that they will be missed. In recognition of Tim Taylor's years of service to the community as contractor of Accounts Receivable, Jay requested that the following Expression of Appreciation be included in the minutes:

“With sadness we recognize the passing of Timothy C. Taylor who from 1995 to 2006 provided accounts receivable services to the Association. Tim was a graduate of the U.S. Naval Academy; educated in engineering, he joined ALCOA after his naval service. He was an industrial engineer who developed a keen sense of purpose with organizational and analytical skills evident in all his efforts. Coastal Carolina University identified his talents and engaged him in the development of CU's web site. Tim took satisfaction in construction of large scale models of naval vessels for display at the Naval Academy and attention to detail led him to seek authentic components wherever in the world they could be found.

Education and experience are significant factors in an individual's success, but personal character is most often the determinant. Tim was steadfast, of highest integrity and possessed a 'can-do' attitude. The Association can attest to the successful achievements of Timothy C. Taylor. We are grateful for the exemplary services he rendered to our community and to this very private man for sharing the energies of his senior years with us.”

ATTENDANCE:

Board Members present were Nancy Murphy, Jay Sharp, Jack Mehl, Tom Dovey and Tom Gray. Committee Members present were Pat Hosford – ARC, Ron Crow - Property Committee and Beth Crow - Activities. Guests present were Joan and John Laureano and Jack Peachy. Also present were Dan Seeds and Lee Besemer.

The draft minutes of the March 21, 2007, meeting were reviewed. **Tom Gray moved and Nancy Murphy seconded that the minutes be accepted with one correction. All were in favor and the motion passed unanimously.**

Jay then recognized the guests to the meeting, Mr. Jack Peachy of 103 Walnut and Mr. and Mrs. Laureano of 105 Walnut. Mr. Peachy addressed the issue that brought the guests to the meeting, that being a request to remove 3 pine trees which are located on his property between his house and the Laureano's house. Mr. Peachy stated that during Hurricane Floyd and several high wind storms since then, heavy branches have fallen on their house from these trees on their house and they are fearful that branches and/or the trees themselves will some day fall and possibly cause damage and/or personal injury. In addition he stated that the roots from these trees are impeding drainage on the property, that the roots have possibly caused a crack in their foundation which was discovered when their carpeting was replaced, and that the shade from the trees prevents grass or ground cover from growing. Mr. Peachy also stated that on his property there are many other pine trees and that if the three trees in question were removed it would certainly not cause any noticeable absence of trees on the property.

Joan Laureano stated that the drainage is her biggest concern. They have placed stepping stones on their property and the dirt is constantly eroding away from the stones due to poor drainage. They would like to regrade their property to improve drainage but cannot do it because the roots from these trees prevent any project of that type.

Jay thanked the guests for bringing this issue to the Board for discussion and investigation. He made the comment that the past weekend during very high winds these trees did not falter and that the trees are not diseased nor are they leaning. He stated that the Board is charged with the job of maintaining the beauty of Myrtle Trace as a pine forest community which was one of the reasons most of the residents made the choice to build and live here.

Nancy Murphy stated that she also has a crack in her foundation which was discovered in the same way but was told that it is common in this type of house and was not necessarily caused by roots.

Tom Gray moved and Jack Mehl seconded that the Board uphold the ARC's recommendation of not removing the three trees in question but recommended that the resident submit an application to change the drainage in the area. If there is a problem after the drainage is changed this situation could be revisited. All were in favor and the motion carried unanimously.

Since there were no other issues to be discussed by the guests, the meeting proceeded with its planned agenda.

ACTIVITIES COMMITTEE

Beth Crow gave a review of the Activities Committee minutes and invited questions and comments.

Tom Gray moved and Nancy Murphy seconded that the Activities Committee Report be accepted as submitted. All were in favor and the motion passed unanimously.

ARCHITECTURAL REVIEW COMMITTEE

Pat Hosford presented the Architectural Review Committee Report and solicited comments and questions.

There was a discussion concerning property ownership as it relates to the construction of a retaining wall on a lake bank. Jack Mehl mentioned a property on Beechwood Court which was planning a retaining and it appeared that the wall would not be following the natural line of the lake bank. Pat Hosford replied that people from her committee were again inspecting that project to ensure that all guidelines were being followed. It was also noted that irrigation must be maintained in the rear of a resident's property as well as in the front.

Nancy Murphy moved and Tom Dovey seconded that the ARC report be accepted as submitted. All were in favor and the motion passed unanimously.

PROPERTY COMMITTEE

Ron Crow presented the attached report of the Property Committee and gave a review of the items on the report.

Ron reported that Ken's Pools will be the pool service contractor for next season. The pool decking has been completed and inspected by the Property Committee and some Board members. All involved were very satisfied with all phases of the work which was done.

The rest area in Phase VIII has been completed and all agreed that it presents a nice look to our common property. The benches need to be anchored for safety reasons and Ron Crow reported that the best way to do this is currently being investigated.

Nancy Murphy moved and Tom Dovey seconded that the Property Committee report be accepted as submitted. All were in favor and the motion passed unanimously.

BOARD OF DIRECTORS TREASURER'S REPORT

Jack Mehl gave a review of the attached Treasurer's Report. **Tom Gray moved and Nancy Murphy seconded that the Treasurer's Report be accepted as submitted. All were in favor and the motion passed unanimously.**

UNFINISHED BUSINESS

- A. Common Property/Phase VIII: Dan Seeds reported that the deeds will be finalized by the end of April.
- B. Pool Deck Improvement/Update: As reported in the Property Committee Report, the pool deck is completed and the contractors have done an excellent job.
- C. Gate/Road Issues: Dan will be meeting with our attorney later today and a meeting will then be set up with Joey Singleton, our attorney Robin Ciacco and the Board. Dan will present the necessary documents to Robin today. May 1 will be the tentative date for this meeting.
- D. Tern Lake: Jack Mehl has met with the stormwater people. Although Tern Lake is currently at a level seven inches higher than mandated by the County, they will allow this lake to remain at that level for the time being. The County plans on building a bulkhead along Myrtle Trace Drive to keep our water in Tern Lake. Pat Hosford made a plea once again to have the County enforce this issue with Portrait Homes to keep the silt out of Tern Lake. On or around May 1 the County will widen and deepen the channel in Tern Lake along Glenwood Drive. Jay confirmed that this will not be a dead issue and a solution will be sought until the problem is resolved.

NEW BUSINESS

- A. Evening with the Board and Hurricane Seminar: The Board agreed that both of these events proved to be very educational and positive and agreed to set up both events again in the near future.
- B. Multiple Families Living in a Single Residence: Investigations into this situation at several residences is currently underway and will be reported on in the future.
- C. Inviting Business Concerns to Market Their Services at Myrtle Trace Activities: The Board members agreed that this should not be done at Myrtle Trace.

Tom Gray moved and Jack Mehl seconded that the meeting be adjourned at 10:55 a.m. All were in favor and the motion passed unanimously.

Respectfully Submitted,

Lee Besemer