

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

BOARD OF DIRECTOR'S MEETING – August 15, 2007

CALL TO ORDER: The meeting was called to order by Board President Jay Sharp at 9:00 a.m.

ATTENDANCE:

Board Members present were Nancy Murphy, Jay Sharp, Jack Mehl, Tom Gray and Tom Dovey. Committee Members present were Ron Crow - Property Committee, Sheilah Reynolds – Activities Committee and Pat Hosford Architectural Review Committee. Also present were Dan Seeds and Lee Besemer.

The draft minutes of the July 18, 2007, meeting were reviewed. **Nancy Murphy moved and Tom Gray seconded that the minutes be accepted as corrected. All were in favor and the motion passed unanimously.**

ACTIVITIES COMMITTEE

Sheilah Reynolds presented the Activities Committee Minutes in Beth Crow's absence. Sheilah gave a review of recent activities, as well as an overview of the activities planned so far for the coming year.

Sheilah presented the specifications for a sandwich-type announcement board which the Activities Committee would like to purchase and place at the entrance of Pear Tree Lane a short time before an upcoming event for the purpose of reminding residents of such an event. Since she had a sample of the sign in her car, the Board asked her to bring it in for inspection and the prospect of approving such a sign would be discussed later in the meeting.

Tom Gray moved and Nancy Murphy 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 their meeting of July 23, 2007.

Pat stated that the ARC and the Property Committee had a work session planned to finalize the specifications for the building of retaining walls in Myrtle Trace. Those specifications would be presented to the Board at the next meeting.

Pat stated that the matter of a driveway being painted a color which was not approved, along with the homeowner neglecting to submit the plans to the ARC for approval, has been settled.

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

PROPERTY COMMITTEE

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

Ron informed the Board that new gates are needed at the entrance to the pool and his Committee is in the process of obtaining quotes.

Repainting of the pool and repairs to the pool surface will be done after this year's swimming season. New lights are also needed inside the pool and quotes will be obtained for all this work.

The problem with the mud in Quail Lake and the cause of this change is being watched.

Jack Mehl moved and Nancy Murphy seconded that the minutes of the Property Committee 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 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.**

The Board then invited Sheilah Reynolds to talk about the proposed sign which was discussed in the Activities Committee section of this meeting. Sheilah described the sample sign and pointed out the differences in the one proposed by the Activities Committee. The proposed sign would be beige in color rather than white and the letters would be removable and 4" in height. The sign would be made to blend with the Myrtle Trace style and would not be bright or garish. The sign would have to be removed at night and stored at a location to be designated later. Jay will make a list of guidelines for restrictions and limitations for the use of this sign and will discuss these guidelines at the next meeting. **Tom Dovey moved and Nancy Murphy seconded that the Activities Committee be authorized to purchase and display such a sign as described above and in the Activities Committee portion of these minutes. All were in favor and the motion carried unanimously.**

UNFINISHED BUSINESS

- A. Gate/Road Issues: Jay reported that there was a good response to the letter sent out by the Board on this subject and a large amount of positive feedback was received. The County Council will meet again on September 4th.
- B. Fountains: The manufacturer is still working on the design of a smaller fountain. For this reason, and because of the drought, the fountain in Lake Bunting remains off.
- C. Lakes/County Review: This is an on-going issue and Jack Mehl continues to discuss this issue with County employees. He will give a progress report next month.
- D. ARC Guidelines: As discussed in the ARC portion of this meeting, the proposed guidelines for bulkheads will be presented at the next Board meeting.
- E. Irrigation Compensation: This will be discussed at the October meeting.

NEW BUSINESS

- A. Neighborhood Watch: Due to recent events in the community, it is agreed that our Neighborhood Watch program needs to be revamped and stepped up to the next level. Jay asked for a committee to review the current guidelines, make appropriate additions and/or changes, and to solicit volunteers, some of whom have already been secured. Tom Dovey, Nancy Murphy, Dan Seeds and Jay Sharp volunteered to be on this committee and will report back to the Board.
- B. Maintenance Contract: Dan Seeds reported that Al Hardee is interested in renewing this contract but will need an increase in price. Dan has asked Al for input on this subject in time for inclusion in the new budget. Raking lake banks will continue to be handled as extra work as before. Tom Gray and Tom Dovey will assist Dan with the maintenance contract.

- C. Meeting Change: Due to the Thanksgiving Holiday, the November Board meeting will be held on November 14 rather than November 21.
- D. Use of Golf Carts in Myrtle Trace: As stated in the covenants, golf carts must be parked in a homeowner's garage and cannot stay in the driveway. There are some County restrictions as to where the golf carts can be driven.
- E. Work Session Minutes: It was agreed that the minutes of the Board work session held August 8 would be made part of these minutes and are shown below.

Tom Dovey moved and Nancy Murphy seconded that the meeting be adjourned at 10:55 a.m. All were in favor and the motion passed unanimously.

Respectfully Submitted,

Lee Besemer

Addition to the Minutes of the Board of Directors Meeting of August 15, 2007

**Board of Directors
Myrtle Trace Homeowners Association, Inc.
Work Session Minutes – August 8, 2007**

Attendance: Jay Sharp, Tom Gray, Jack Mehl, Nancy Murphy, Tom Dovey, and Dan Seeds.

Discussion and finalization of "Bulletin on Gate Issue": Bulletin will be printed on Association letterhead, double sided, done in-house. Dan will complete and arrange delivery to all homeowners, via the News and Views delivery system.

A nominal dues increase was discussed and all agreed that the purpose and use of such an increase was in keeping with the sound fiscal management that the Association has been responsible for during its tenure. The monies from the dues increase, \$2,600 per month, would be put into separate accounts and used for contingencies. It could amount to approximately \$35,000 more than needed by 2012 and scheduled for repairs, repaving and patching intervals. This work would be handled by a sub-committee of the Property Committee. It was discussed that the Treasurer of the Association would be actively involved in the management of our monies, using expertise in-house, and at our depositories but maintaining the Committee's purview.

It may also be discussed at a later date, upon the successful acquiescence of the roads within the community, that a "convenience gate" be constructed at the junction of Myrtle Trace Drive and Myrtle Ridge Road. The possibility of speed humps was addressed and their necessity would be in the event of denial of privatization.

Also discussed were: communications from our attorney concerning advertisements on the web site, propriety of the lands under our roads, lake management and fountains, maintenance contract, and the reimbursement audit/agreement. These items will also be discussed at our regular scheduled meeting of August 15.

Jay Sharp, President