

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

BOARD OF DIRECTOR'S MEETING – August 20, 2008

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

ATTENDANCE:

Board Members present were Sheilah Reynolds, Tom Gray, Tom Dovey, Jack Mehl and Jack Von Deck. Committee Members present were Suzanne Owens – Activities Committee, Pat Hosford - Architectural Review 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 Dolores Tyler.

The draft minutes of the July 16, 2008, meeting were reviewed. **Tom Dovey moved and Jack Von Deck seconded that the minutes be accepted as corrected. All were in favor and the motion passed unanimously.**

ACTIVITIES COMMITTEE

Suzanne Owens represented the Activities Committee and gave a review of the business of that committee.

Suzanne announced that Terry and Rob Macker have volunteered to head up the monthly pot luck dinners and expressed the Committee's appreciation to the Mackers. The September pot luck dinner will be held on September 15 and after the meal there will be a speaker from Clemson who will address the issue of storm water management.

Suzanne reported that the Activities Committee will sponsor a beginner's computer class held by Jim Wilkison and others in the clubhouse for all residents interested. The dates and specifics of this class will be announced in the near future.

Suzanne reminded everyone of the get acquainted social to be held at the clubhouse on September 14. This is always a well attended event.

Jack Mehl moved and Tom Dovey seconded that the Activities Committee Report be accepted as presented. All were in favor and the motion passed unanimously.

ARCHITECTURAL REVIEW COMMITTEE

Pat Hosford presented the ARC Reports from the meetings of 7/28 and 8/11.

Sheilah Reynolds requested an explanation of a pending item on the report noted as "SAR". Pat explained that this is a form of storm panels called "Storm-A-Rest" which the resident is requesting for their home. The ARC has asked the resident to provide more information to the ARC for consideration. Pat explained that the Committee feels that possibly some type of permanent storm

protection for our homes could be allowed to avoid making it necessary for the homeowner to go through strenuous motions to put the protection up in the threat of a storm and take it down again when the threat has passed.

Pat reported that she is encouraging her committee members to be in attendance at the September pot luck dinner to hear the gentleman from Clemson speak on storm water management.

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

PROPERTY COMMITTEE

Lyle Kershner gave a review of the Property Committee Report.

Lyle reported that there are several home owners who are bringing complaints to him which should be taken to the ARC. The proper method of reporting matters was discussed and Lyle was asked by the Board and by Pat Hosford to instruct home owners to file their complaint directly with the ARC, in writing, to avoid wasting time passing the information from one committee to another. All parties concerned agreed that this is the most efficient and time saving procedure to follow.

Pool rules concerning visitors were discussed and Lyle reported that there was a recent incident at the pool on this issue. It was agreed that this will be reviewed by the Board at the work session concerning pool rules.

There have been complaints concerning debris in the common area behind Timberline Drive. Lyle was instructed to reemphasize to the residents that yard waste is not to be dumped in that area but must be eliminated according to the laid down procedures.

The Board thanked Lyle for patching the cracks in the parking and for working on the spots on the carpeting in the clubhouse.

Tom Dovey moved and Sheilah Reynolds 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 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. Gates and Roads – Update: Dan Seeds reported that we are waiting for a referee to be assigned to our case and that could be accomplished in about six to ten weeks.
- B. Wal-Mart Development: There was a discussion concerning the commercial development which is happening along 501 all the way back close to the houses on Myrtle Trace Drive. This property is zoned as commercial and there is nothing that can be done to stop it. Pat Hosford suggested that there possibly may be something that can be done to preserve a strip of trees along Burning Ridge Road to preserve the beauty of the entranceway into Myrtle Trace; would the owner of the land

possibly consider selling a strip of the land to us before it is bought for commercial development. She also suggested that when the “big ditch” is cleaned that it not be touched on the Myrtle Trace side of the ditch as this is the only barrier some residents will have from the new development. Drawings with technical explanations will be included in the next News and Views for the benefit of those residents who do not have access to our web site.

- C. Retention Ponds: Benjamin A. Powell from Clemson will be at the September pot luck dinner as discussed earlier in this meeting. Jack Mehl and Tom Dovey will join a committee concerning bulkheads with the Property Committee and the Architectural Review Committee.
- D. Pool Rules and Possible Work Session: The work session on this subject will be held after the pool is closed for the season. There was a discussion on the subject of pool lights not being used after dark, the reason being that a large number of residents are not aware of the location of the switch for the lights or they do not have the key with them to get to the switch. There is evidence that the pool is being used after dark by non-residents and the Board felt that automatic lights could alleviate this situation. Lyle Kershner said he could install an automatic timer for this purpose for under fifty dollars. **Tom Dovey moved and Jack Von Deck seconded that a timer be installed on the pool lights to be set from darkness until pool closing. All were in favor and the motion passed unanimously.**

NEW BUSINESS

- A. Annual Meeting: Sheilah Reynolds will take the initial steps for setting up the annual meeting for February and will report at the next Board meeting.
- B. Charities: There have been requests for items to be placed in the News and Views concerning solicitations and/or announcements for various charities from residents. Sheilah Reynolds asked for guidance from the Board as to how these requests should be handled. After a discussion on this subject, including the difference between a solicitation from a charity for a donation and a service from a charity which would benefit the charity as well as the resident, it was agreed that the best way to handle such requests should be through a notice in the personal column of the News and Views.
- C. Correspondence: Letters, emails and phone calls received by Tom Gray were discussed with the Board Members.
- D. Other: Pat Hosford requested that Jack Mehl and/or other Board members contact the department responsible at Horry County concerning the cleaning of the ditch. She reported that the last time the ditch was “cleaned” the workers sprayed and killed all vegetation on the sides of the ditch, including on the property owned by the Myrtle Trace Homeowners’ Association, but did not actually clean out the ditch at all. She requested that it be made very clear to County personnel that the vegetation on the sides of the ditch is to be left alone. Jack Mehl said he would speak to the responsible Horry County personnel and emphatically request that this be done properly.

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

Respectfully Submitted,

Lee Besemer

