

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

BOARD OF DIRECTOR'S MEETING – August 19, 2009

**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 Von Deck and Cathy McElroy. Committee Members present were Suzanne Owens – Activities Committee and Lyle Kershner - Property Committee. Also present were Ted Paffenback from the Past Presidents Council, 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 residents Andrew Janovitz of 157 Myrtle Trace Drive, Gary Baltis of 107 Myrtle Trace Drive and Pamela Lanoo of 178 Glenwood Drive.

The Board also welcomed new residents Thor and Susan Kongvold of 116 Juneberry Lane, Ralph and Annemarie Pledger of 221 Beechwood Court, Janet McGrady of 108 Walnut Circle and Tom and Bonnie Silk of 199 Glenwood Drive.

The draft minutes of the June 15, 2009, meeting were reviewed. **Sheilah Reynolds moved and Jack Von Deck seconded that the minutes be accepted as submitted. All were in favor and the motion passed unanimously.**

**ACTIVITIES COMMITTEE**

Suzanne Owens presented the minutes of the Activities Committee of August 10 and gave a brief review of upcoming activities. She announced that there would be a Halloween Party to be held in the club house on October 31.

The Activities Committee is interested in purchasing more large round tables for use in the club house. The Board instructed Suzanne to inform the Committee that more round tables should not be purchased at this time as there is no more room for storage of these tables.

Charlene Rose has resigned as flag monitor and there is need for a replacement. Since there were no volunteers from the Activities Committee, there was a discussion about where the responsibility of this task should fall. Ethel and Val Gursky have agreed to take the responsibilities on a temporary basis. The Activities Committee does not agree that it should be a function of their committee. **Cathy McElroy moved and Tom Dovey seconded that raising and lowering the flag to honor a deceased resident of the community, plus all the responsibilities of monitoring this job, including communication with the family of the deceased, be transferred from the Activities Committee to the Communications Committee. All were in favor and the motion passed unanimously.** The Board expressed their gratitude to Charlene Rose for a job well done in this responsibility.

**Tom Dovey moved and Cathy McElroy seconded that the Activities Committee Report be accepted as submitted. All were in favor and the motion passed unanimously.**

#### ARCHITECTURAL REVIEW COMMITTEE

In Pat Hosford's absence, Tom Dovey presented the minutes of the ARC from their meetings of July 13, July 27 and August 10.

Lyle Kershner made note that on the minutes of August 10, there was a complaint noted concerning an addition to the property at 108 Berry Tree Lane. He stated that he lives at 108 Berry Tree Lane and there is no addition currently in progress nor is there any planned for the future. Tom Dovey stated that it obviously was an error and he would look into it. That item should be stricken from the minutes.

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

#### PROPERTY COMMITTEE

Lyle Kershner gave a review of the Property Committee Report from their meeting of August 10.

The reason for unusually high water usage at the pool has not been found. Sheilah reported that the wooden platform at the outdoor shower is wet when the water exercise class starts first thing in the morning and Lyle said he would check in that area for the possibility of a leak. A snake has also been seen in that area and snake repellent will be put down.

Lyle brought up the issue of possibly issuing a gate pass for use by Al Hardee only on his pick-up truck and only for on-the-job errands to various stores and contractors. There was a discussion on this subject and the matter was tabled until next month.

There is a need for additional signage at the intersection of Myrtle Trace Drive and Cedar Ridge Road for the purpose of informing non-residents that the stretch of roadway should not be used. Lyle will place a "Private Drive – No Trespassing" sign to see if that will suffice.

Concerning the drainage problem at the west end of Cricket Court, an investigation revealed that a wall had been installed in that area and the work which was proposed could damage and possibly destroy the wall. In view of this, the Property Committee recommends that the work not be done. **Sheilah Reynolds moved and Jack Von Deck seconded to rescind the motion of July 15 which stated that this drainage problem be resolved in a similar manner in which the problem at the east end of Cricket Court was resolved. All were in favor and the motion passed unanimously.**

Lyle stated that the Property Committee had received a letter from the residents of Loblolly Lane concerning the lake behind their properties at West Ridge Community. The Board advised Lyle to respond with a letter stating that since the lake is owned by the developer at that community the matter must be taken up with that developer.

There is a drainage problem at the swale on Ashwood Circle on common ground. The problem will be taken care of but the resident will still have a problem due to the patio being pitched in the wrong direction. This will have to be taken care of by the resident.

The issue of automated irrigation system at the club house was tabled until a future meeting.

The 2 cactus plants which were planted by a resident on common ground at the entrance to Candlewood Drive will be removed.

Measures have been taken to clean up Lake Hummingbird and Lake Tern and grass eating carp have been added. Further action is needed on Lake Tern and the Property Committee will gather quotations for this work.

Pool depth signs must be changed by 5/1/10 according to DHEC regulations. The Property Committee feels that this should be protested. Dan Seeds will take the matter up with our attorney.

**Tom Dovey moved and Cathy McElroy 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

Tom Dovey reviewed the Treasurer's Report with the Board.

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

#### UNFINISHED BUSINESS

- A. Gates: To the delight of all, the gates continue to work well with no problems.
- B. Ad Hoc Committee: Approval has been received from the state to make the plantings. This will be done after the summer season passes
- C. Boxwood Incident: The offender is presently incarcerated. Dan will talk to our lawyer concerning keeping the offender out of our community if conditions change in the future. The Board will send a written update to the residents after our lawyer is contacted
- D. Communications Committee: Sheilah reported that they are working on completing a data base to include all homeowners, resident and non-resident, to be used for possible mass mailings. There was a discussion about the responsibilities of the Communications Committee and also about the bulletin board. Sheilah will work on restructuring the Communications Committee and will report back to the Board.
- E. Revised Quit Claim Deed: Dan reported that a revised Quit Claim Deed has been received from Horry County giving up their right-of-way easements to our roads. The earlier plan did not have all the streets named and the revised one is now complete. He gave the deed to the Board Secretary for filing.
- F. Welcome Signs: The new signs are now being displayed in 3 homes which are for sale. Cathy reported that the home owners were very happy to have them and liked the image of welcome portrayed by the signs.

#### NEW BUSINESS

- A. Annual Meeting: Sheilah reported that two committees have been established, one for the actual meeting plans and one to handle the nominations. The date of the meeting next year is February 13 and the date for stuffing the envelopes is January 9.
- B. Emergency Numbers: Dan reported that the information provided to him from residents telling the Board who should be reached in the event of an emergency is out of date. Many of the new residents are not aware of this process and the information on many others needs to be revised. Because of this, there will be an article in the News & Views restating this procedure.

- C. Accident at the Pool: Because of a recent accident where a resident tripped and fell over the cement barrier between a parking space and the walkway along the edge of the parking lot, all barriers were checked and found to be correctly placed, painted with a bright color and completely within safety regulations.
- D. Correspondence: A letter was received from a resident requesting permission to have a county official come to Myrtle Trace to give an informational seminar on the H1N1 virus. The Board agreed that if such a seminar were to be delivered by a County organization it would be allowed and would be a good service to our community. It would not be allowed if it were given by a private person or company or a pharmaceutical company.
- E. Speeding by Trash Pick-Up Trucks: Ted Paffenback brought up the issue of trash pick-up trucks driving through our community at dangerously high rates of speed. The Board agreed that it must stop before a disaster occurs and Ted volunteered to place calls to the companies and ask them to monitor the drivers in some way that would cause them to drive at safer speeds.
- F. Neighborhood Watch: Jack Von Deck reported about an incident that happened in Phase 8 on the nights of 8/13 and 8/14. On 8/13 there were 9 unlocked cars parked in driveways which were rummaged through by some individuals who were spotted by a resident who happened to be watching out the window at 2:30 in the morning. The resident called the police who arrived very shortly thereafter but the alleged offenders were gone. On the following night the offenders returned and this time the police were waiting for them, caught them with stolen articles in their possession and arrested the men. All stolen articles have been returned to residents and their guests. There will be an article in the News & Views again reminding residents to keep their cars and their garages locked, as well as the car doors of any visitors.

**Tom Dovey moved and Cathy McElroy seconded that the meeting be adjourned at 11:35 a.m. All were in favor and the motion passed unanimously.**

Respectfully Submitted,

Lee Besemer