

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

BOARD OF DIRECTOR'S MEETING – February 21, 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 announced the two new Directors, Tom Gray who will serve this year as Vice President and Tom Dovey who will serve as Director at Large.

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, and Alice Landry - Activities. Guests present were Nancy Seeds, Ann Herrington and Lyle Kershner who is a past president of the Association and our attorney Robin Ciacco. Also present were Dan Seeds and Lee Besemer.

Lyle Kershner made the following presentation representing Nancy Seeds, Ann Herrington and himself. Mr. Kershner stated that he would like to speak concerning two items which were mentioned at the Annual Homeowners' Meeting held on February 17, 2007, those being fountains in the lakes and additional parking spaces being made at the clubhouse.

On the subject of additional parking, Mr. Kershner feels that additional spaces are not necessary in that there are currently approximately 40 parking spaces and in the evening hours after the maintenance people go home there would be approximately 44 spaces. He feels that additional spaces are not necessary. However, he did suggest that if the Board decided it is necessary, he would suggest an alternative plan rather than going to the expense of redoing the whole area and eliminating some of the trees we currently have. This plan would be to install grass pavers on either side of the driveway which are similar to a cinder block but they enable grass to grow up through them but still provide a surface suitable for parking, even in inclement weather. This plan would provide approximately 12 additional spaces.

Mr. Kershner then addressed the issue of fountains in the lakes. He stated that he personally does not agree with the statement at the meeting that the fountains would beautify the lakes, although he also stated that possibly some residents do not agree with him on that. However, he feels that the fountains would do almost nothing as far as aerating the water or improving the condition of the lakes. He stated that fountains in the lakes would increase the evaporation of the water in the lakes and, in addition, depending on weather conditions, a large amount of water from the spray of the fountains could end up on the land, creating standing water and drainage problems. He felt that enough Association money is already spent keeping the lake levels up for the benefit of only those residents whose property borders a lake and to have to spend more money to replace the water in the lakes would be an unnecessary expense. He requested that the Board reconsider the prospect of installing fountains in the lakes.

Mr. Kershner also wanted to remind all concerned that the Board's function to the Homeowners is to maintain the common facilities as they are and to ensure that the private properties are maintained by the homeowners. The Board's function is not to make improvements to an already beautiful area. He feels that the Boards, past and present, have acted very responsibly in that regard and would like to see Myrtle Trace remain the beautiful wooded area that it always has been. He also asked the Board to look into the future of Myrtle Trace, specifically as it relates to Burning Ridge Golf Course and the expiration of the 25 year commitment to remain as it is.

Jay Sharp thanked Mr. Kershner for expressing his concerns and assured him that his suggestions and comments will be taken under advisement.

Jay Sharp then introduced Robin Ciacco to the two new members of the Board and explained that he had invited Ms. Ciacco to come to the meeting for the purpose of these introductions. Robin talked briefly about the bill which Tracey Edge has introduced in Columbia and said she would keep the Board advised of the details of that bill and how it would affect Myrtle Trace. She also stated that the deed for the common grounds in Phase VIII are in the process of being made up and should be in her hands in about 2 weeks.

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

The draft minutes of the January 17, 2007, meeting were reviewed. **Tom Dovey moved and Nancy Murphy seconded that the minutes be accepted as submitted. All were in favor and the motion passed unanimously.**

ACTIVITIES COMMITTEE

In Beth Crow's absence, Alice Landry gave a review of the Activities Committee minutes and invited questions and comments.

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

ARCHITECTURAL REVIEW COMMITTEE

The items from the January 22 and February 12 meetings were discussed and all questions were answered.

The proposed new parking area was discussed by the ARC and Pat stated that the members were concerned about the large number of trees which would be lost if this plan were to be put into effect. Other than that concern, the ARC felt that it was a good plan

Pat stated that the ARC had some comments concerning the proposed rest area to be made in Phase VIII, one being the proposed elevated walkway. Ron Crow said the Property Committee would consider the ARC suggestions in their plan.

The wood which is required in the specifications for an approved retaining wall for Myrtle Trace residents is no longer available in this area and the nearest location for buying it is Wilmington. For this reason, Pat stated that the specifications would have to be changed for retaining walls.

Tom Gray 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.

The prospect of replacing the wooden decking around the pool with concrete decking will soon be turned over to the Board with a recommendation from the Property Committee. There is still one more bid to be received.

The Property Committee will check the tree at 105 Boxwood to see if it is on common ground. The tree is leaning towards the lake and could be a hazard waiting to happen. If it is on common property, the Property Committee will arrange to have it taken down.

Nancy Murphy moved and Jack Mehl 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 Dovey 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. Volunteer Appreciation Luncheon: Jack Mehl reported that the luncheon was a big success and was attended by 76 people. The cost came to approximately \$4 per person.
- B. Annual Meeting Report: Jay Sharp reported that there were 331 people in attendance with 256 votes. Tom Gray will be in charge of next year's meeting and Jay cautioned him that the school may not be available to us next year and he should look for a back-up plan.
- C. Gate Issues: Will be discussed under new business.
- D. Lakes/Property Issues: Jack Mehl will go to the County about the developer's handling of the property behind the Myrtle Trace houses on Loblolly. Jay Sharp stated that it is time for us to take a harder line on the developer's actions or lack of actions towards Tern Lake.
- E. Establishing a Web Site/E-Mail: Web site is up and running and email will follow shortly.
- F. Common Property in Phase VIII: Our lawyer reported on this subject earlier in this meeting.
- G. Tame Duck Problem in Phase VIII: Hardee's personnel are in the process of capturing and relocating these ducks. The ducks are not to be harmed or destroyed.
- H. Proposed Parking Lot Extension: Jack Mehl stated that, as Activity Committee Liaison, he feels that some of the activities are not being as well attended as they were formerly and felt additional parking is not necessary at this point. Nancy Murphy stated that some residents have approached her with concern about cutting down any trees in the clubhouse area. The Board asked Ron Crow to look into the grass pavers which were recommended by Lyle Kershner and to enlist Mr. Kershner's help in doing this. **Tom Gray moved and Tom Dovey seconded that the proposed parking lot extension be tabled for the time being. All were in favor and the motion passed unanimously.**

NEW BUSINESS

- A. Thanks: Jay Sharp expressed his appreciation to members of the community for their show of support by the large turn-out for the annual meeting.
- B. Liaison Committee Assignments: Jay made the following assignments: Tom Gray – Architectural Review Committee; Jack Mehl – Property Committee; Tom Dovey – Activities Committee; Nancy Murphy – Member at Large.

C. Privatization of Roads: A discussion was held on this subject as well as other possibilities which would affect the future of Myrtle Trace.

Tom Dovey 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