

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

BOARD OF DIRECTOR'S MEETING – February 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 Jack Mehl, Tom Gray, Tom Dovey and Jack Von Deck. Committee Members present were Pat Hosford - Architectural Review Committee, Ron Crow and John Beam - Property Committee and Pat Paxson representing the Activities Committee in Beth Crow's absence. Also present were Dan Seeds and Lee Besemer.

Tom Gray requested that all cell phones be silenced for the duration of the meeting.

The draft minutes of the January 10, 2008, meeting were reviewed. **Tom Dovey moved and Jack Von Deck seconded that the minutes be accepted as submitted. All were in favor and the motion passed unanimously.**

**ACTIVITIES COMMITTEE**

In Beth Crow's absence, Pat Paxson reviewed the Activities Committee Report with the Board Members. Part of her presentation included the statement that the Myrtle Trace Caregivers Group is a new and beneficial offering and has begun in January.

**Jack Mehl moved and Tom Dovey 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 the meetings of 1/14, 1/28 and 2/11 and stated that the meeting time has been changed to 4:00 p.m. in the future.

John Beam stated that it had been brought to his attention that the ARC Report was missing from the bulletin board twice in recent weeks. Tom Gray asked the Recording Secretary to make sure it is posted every month and, hopefully, interested residents will review it in the clubhouse rather than taking it home with them.

The problem of sod placement on property lines between two neighbors was discussed. Pat stated that since the problem was previously settled by an agreement between the neighbors, it was a closed issue and a letter has been sent to the complaining neighbor stating such.

Tom Gray informed all present that at the March Board meeting there would be some guests present who would present another point of view concerning the retaining wall guidelines.

**Tom Dovey 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 gave a review of the Property Committee Report.

There was a discussion concerning the proposed planting of holly trees for security purposes at the entrance of Quail Lake by Myrtle Trace Drive and also between Tern Lake and the “Big Ditch”. Ron distributed a drawing to the Board members showing the distribution of the holly trees. There was a discussion concerning the difference between privacy screening and security barriers. It was agreed that the 42’ on the far side of the boat ramp on Quail Lake was for privacy where the 18’ on the Candlewood Drive side of the boat ramp was actually proposed for the purpose of keeping intruders from walking into the back yards, as is the 28’ between Tern Lake and the ditch. In view of this and in order to keep from setting a precedent in the community, **Jack Mehl moved and Tom Dovey seconded that the approval previously given for the 42’ on the far side of the boat ramp on Quail Lake be rescinded and the planting of holly trees for security purposes be restricted to the 18’ section of Quail Lake and the 28’ section of Tern Lake. All were in favor and the motion passed unanimously.**

On the same subject, the Board questioned Ron Crow about the proposed number of holly trees to be planted at Tern Lake. The Board felt that four holly trees would not be sufficient to provide the intended barrier. Ron Crow said he would discuss this matter with Al Hardee.

Dan Seeds suggested that in the future, more research should be done on projects before they are presented to the Board for approval to prevent changes to an approval as demonstrated above. He also suggested that all committees concerned with a change should be well informed of such a change before the Board approves or disapproves such a change.

Ron Crow brought to the Board’s attention the broken drapery pull cord in the clubhouse. John Beam had tried to solve the problem but was not able to do it. Tom Dovey felt that if he and John worked together on the problem they could get it resolved and they both agreed to give it a try.

**Tom Dovey moved and Jack Mehl seconded that the Property Committee Report be approved 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.

Jack reported that the liens on the two delinquent accounts will be filed.

The collection of the increase of \$5.00 in the Homeowner’s dues has worked out and most homeowners are now on track with the new amount.

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

#### UNFINISHED BUSINESS

A. Volunteer Appreciation Brunch: Tom Gray stated that the brunch was a great success and many organizations were noted which were the recipients of many volunteer hours from Myrtle Trace residents. Tom and the Board extended appreciation to Dee and Jay Sharp and to Nancy and Dan Seeds for the wonderful meal.

- B. Annual Meeting Report: Everything went smoothly and all agreed the new site for the meeting was excellent. The draft minutes were reviewed and corrected and will be placed on the bulletin board. These minutes will not be approved until the annual meeting of February, 2009.
- C. Reimbursement for Activities Committee Sign: **Jack Mehl moved and Tom Dovey seconded that the Activities Committee be reimbursed for the sign which was purchased by them but did not adhere to the specifications which were approved, which approval was subsequently rescinded. This reimbursement would be made on the condition that if the Activities Committee is successful in selling the sign, any income from that sale would be returned to the Homeowner's Association. All were in favor and the motion passed unanimously.**
- D. Communication Committee: Sheilah Reynolds will be in charge of the proposed Communications Committee and will report its progress to the Board.
- E. Accident After Bingo: Tom Gray reported that a resident was injured walking home after the most recent evening of Bingo. The injured resident tripped over the short post which is installed at the end of the walking path which goes from the clubhouse over to Berry Tree Lane. The lighting in that area is not very bright which makes the dark brown posts hard to see at night. Tom asked Ron Crow to have that post moved to another spot or done away with completely. Dan reported that the Homeowner's Association is covered with liability insurance for accidents but does not have provision for medical coverage. Tom asked Dan to look into adding medical coverage to our insurance package and reporting to the Board on that matter.
- F. Other: Dan reported that our attorney had no objections to having magnetic signs issued to the members of the Neighborhood Watch Committee. These signs could be placed on the committee members' automobiles and the members could then do a periodic tour through the neighborhood and be a visible presence to any outsiders. **Jack Von Deck moved and Jack Mehl seconded that \$200 be approved to the Neighborhood Watch Committee for the purchase of magnetic signs for Committee members.**

#### NEW BUSINESS

- A. Thank Community for Support: This will be done in the News and Views.
- B. Liaison Appointments: Tom Gray handed out sheets showing community liaison appointments as follows: Jack Von Deck – Activities; Tom Dovey – ARC; Jack Mehl – Property.
- C. Committee Mission Statements: Tom Gray asked committee chair persons to review their mission statements and bring them to the next meeting. He also asked Jack Von Deck to work on a mission statement and guidelines for the Neighborhood Watch Committee.
- D. Correspondence: Tom Gray discussed some correspondence from residents, including a letter concerning a pet problem between neighbors. The Board will respond to the letter and another article will go in the News and Views.

**Jack Mehl moved and Jack Von Deck seconded that the meeting be adjourned at 11:10 a.m. All were in favor and the motion passed unanimously.**

Respectfully Submitted,

Lee Besemer