

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

BOARD OF DIRECTOR'S MEETING – February 18, 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 Mary Frances Williams – Activities Committee, Pat Hosford – Architectural Review Committee and Lyle Kershner - Property Committee. Also present were Bill Fox representing 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 resident Bill Lorenz of 112 Boxwood Lane and welcomed new owners Peter and Julie Hearn of 103 Boxwood. The resident at that address will be Linda Nichols.

The draft minutes of the January 21, 2008, 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**

Mary Frances Williams gave a review of the Activities Committee meetings of 1/26 and 2/9. She announced that the date of the monthly computer class has been changed to the first Monday of the month. The Horry Georgetown luncheon has been sold out and a successful event is anticipated. She also went over the events which are planned for the spring.

Lyle Kershner expressed his appreciation to members of the Activities Committee, as well as all other residents who use the clubhouse, for the way the clubhouse is being kept clean and orderly.

**Cathy McElroy 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 minutes of the ARC from their meetings of January 26 and February 9.

Pat reminded all present that any complaint from residents must be submitted to the ARC in writing and signed by the complainant. In addition, complaints from a third party cannot be accepted.

A complaint has been received about a pick-up truck being parked in the driveway on Berry Tree Lane. Since the resident has been told about it previously, Pat asked that a letter be sent to our lawyer concerning this non-compliance with the Covenants. Dan Seeds brought up that the pick-up belongs to the renter at this address and a letter must first be sent to the owner of the property. Pat said she would do that and would send a copy to our lawyer.

Pat stated that the Committee had agreed to accept the revised "Retaining Wall Compliance Agreement", even though they felt the wording contained too much "legalese" and could possibly scare some residents away from completing the form. They agreed that they would help to explain the

form to residents who need to sign the form. They will go back in the files and ask residents who have any part of a retaining wall on common ground to sign this form. Any resident whose retaining wall is completely on private property does not need to sign the agreement. Lyle and Dan will determine which properties are on common ground. They will make a recommendation to the Board who will then make the final decision.

It has been noticed that several realtors are announcing properties for sale in Myrtle Trace by placing a sign in the yard. This is in violation of our Covenants and the Board will send letters to the offending realtors stating that a realtor will not be allowed to display their sign in Myrtle Trace.

Pat will talk to the Committee concerning a fine system for illegal tree removal and will report back to the Board.

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

At this time there was an interruption to the agenda to greet our lawyer Joey Singleton and to address the road issue which had been settled by the Horry County Council the previous evening. Joey had the agreement with him to be signed by the Board members. **Tom Dovey moved and Jack Von Deck seconded that the Board sign the agreement which they had previously approved for submission to the Court approval process (receiving back our roads). All were in favor and the motion passed unanimously.**

The Board then continued on with its agenda and Joey Singleton left the building.

#### PROPERTY COMMITTEE

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

Lyle announced that David Day has resigned from the Committee. Pat Hosford said she has a person in mind who she felt would be a good replacement and she would talk to that person about it.

Dan informed Lyle and the Board that the warranty on the pool cover is a 12 year warranty, not 20 years. He will try to locate a copy of that warranty.

The Road Maintenance Sub-Committee has two volunteers so far with good past experience in maintaining roadways. A third person is pending and Lyle feel that this additional person would complete the committee.

Lyle stated that he feels the clubhouse is now in good shape and that all the repairs and improvements he had in mind have been completed except for labeling the switch boxes. He will take care of this item. Three new replacement card tables will be obtained, along with 4 large round tables for events in the clubhouse. The large round tables will be paid for by the Activities Committee.

**Jack Von Deck moved and Tom Dovey 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. He reported that the money market interest rate has dropped too low and he and Dan will shop around for a better source of interest.

Dan distributed copies of the current Audit Report to Board members.

**Sheilah Reynolds 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 and Roads Update: Now that the road issue has been settled and our ownership approved, data for gates will be prepared with various choices. The gates must be up and operating within one year of the approval of the ordinance.
- B. Wal-Mart Development: Sheilah reported that there is a new contact for this project but that nothing else is new.
- C. Ad-Hoc Committee: Pat reported that they will be working on getting an encroachment permit for the property along Burning Ridge Road for the purpose of making plantings. They would like to have the assistance of a lawyer in getting this permit. Dan suggested that the committee gather information about these plantings before a lawyer is contacted. The Board gave Pat permission to contact our lawyer concerning this and Dan volunteered to follow up with our lawyer and to attend the Ad Hoc Committee meeting.
- D. Volunteer Appreciation Brunch: Tom Gray reported that the affair went well and it will be done again next year.
- E. Annual Meeting Report: The date for next year's meeting will be February 13 at Horry Georgetown Tech. **Tom Dovey moved and Jack Von Deck seconded that the Vice President be authorized to spend \$250 for the rental of the auditorium. All were in favor and the motion passed unanimously.**
- F. Pool Rules: Work session will be held on March 4 at 9:30 a.m.
- G. Purging of Office Files: This will be done by Dan Seeds and Tom Dovey.
- H. Retaining Walls (Revised Procedures): This was discussed with the ARC earlier and was accepted.
- I. Blue Books/White Books: It was decided that the white books could be used as a substitute for the blue books and the blue books would be held in storage and used only when needed.
- J. Neighborhood Watch: **Cathy McElroy moved and Sheilah Reynolds seconded that Jack Von Deck be authorized to spend \$125 to buy two magnetic signs for placement on the drivers' cars. All were in favor and the motion passed unanimously.**

## NEW BUSINESS

- A. Nominating Committee: It was agreed that in the future, in order to comply with the By-Laws, the Nominating Committee will be appointed at the Annual Meeting for the following year. In the future, the Nominating committee will be responsible only for the selection of candidates and a separate committee will be responsible for all other activities for the annual meeting.
- B. Compliance with Insurance Information Requirements: Dan Seeds announced that once again there are a number of residents who have not named Myrtle Trace as an interested party on their homeowners insurance and/or have not notified the Homeowners Association that their insurance is current. An article will be placed in the News & Views and also a letter will go out to those who are not in compliance.

C. Correspondence:

(1) A letter from a resident who is already a homeowner in Myrtle Trace but is buying another home in the community was reviewed and it was agreed that the homeowner would have to pay for the Certificate of Assessment but not the Capital Contribution.

(2) A letter from a resident concerning a specially equipped disability van being parked in the driveway of a neighboring house, even though the handicapped person had passed away, was reviewed. Due to a resolution passed by the Board in August, 2005, which states that if a disability vehicle is no longer in use by the person for which it was intended, the vehicle would no longer be allowed to be parked in the driveway. The residents will be informed that the vehicle will have to be moved to another location. The matter of multiple families living in the house is in question and Dan Seeds will discuss the matter with our lawyer.

**Jack Von Deck moved and Tom Dovey seconded that the meeting be adjourned at 12:10 p.m. All were in favor and the motion passed unanimously.**

Respectfully Submitted,

Lee Besemer