

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

BOARD OF DIRECTOR'S MEETING – February 17, 2010

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

ATTENDANCE:

Board Members present were Sheilah Reynolds, Jack Von Deck, Sally Herstine, Peter Bevan and Cathy McElroy. Committee Members present were Dick Sievers – Activities Committee, Pat Hosford – Architectural Review Committee, Ted Ackley – Communications Committee, and Lyle Kershner - Property Committee. Also present were Dan Seeds and Lee Besemer.

Cathy McElroy requested that all cell phones be silenced for the duration of the meeting.

The Board honored the memory of the following deceased residents:

Bob McNell – January 26
Dean Haney – February 3
Carl Danzer – February 6
John Genoble – January 31

The draft minutes of the January 20, 2010, meeting were reviewed. **Peter Bevan moved and Sheilah Reynolds seconded that the minutes be approved as submitted. All were in favor and the motion passed unanimously.**

Before the Committee reports began, Cathy McElroy asked the Committee Chairpersons not to read their reports as the Board Members had already done so before the meeting. Rather, she asked that if anything was to be added to the reports or if there were questions or clarifications to be made, those things should be done at this time.

ARCHITECTURAL REVIEW COMMITTEE

Sheilah Reynolds asked Pat about the status of the unkempt yard at 100 Timberline and Pat reported that it appeared that nothing had changed at that address and that it also looked like no one was living there. Peter reported that mail to that address had been returned and he would provide Pat with an address for the owners in Florida.

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

PROPERTY COMMITTEE

Lyle Kershner reported that the issue of pictures for the clubhouse walls was in the hands of the Activities Committee as they had offered to pay for the project out of their funds. Cathy McElroy responded that the Activities Committee will pick them out from a collection of photographs taken by Bruce Williams around Myrtle Trace. This subject will be covered in the Activities Committee report.

Sheilah Reynolds reported that she did not make the call to the owner of the easement property where the dirt road leads to the County ditch because when she and her husband walked the property to make an evaluation of the vandalism, she did not spot any results of vandalism. Pat Hosford stated that she can see the dirt road from her house and has seen quite a bit of vehicular traffic on that dirt road due to ditch cleaning. She also feels it is a popular spot for joggers since it is soft ground without traffic. It was also mentioned that scooter riders and parkers also frequent the road. Cathy McElroy suggested that the owner be notified that there is activity on the dirt road and that residents who are adjacent to that property be encouraged to report any activity which does not appear to be positive.

Sheilah Reynolds suggested that the next time the carpet in the clubhouse is cleaned it be scheduled for a time where there is light activity in the clubhouse, possibly even on a weekend if possible.

Lyle Kershner reported that there are more than likely more metal underground pipes in the community like the one leading from Grebe Lake to the County ditch. He and Al Hardee will work on locating these pipes and will report on it at the next Board meeting.

Sally Herstine moved and Peter Bevan seconded that the Property Committee report be accepted as submitted with the exception of the Check List for Cleanup and Maintenance for the Clubhouse which will be deferred to a future meeting. All were in favor and the motion passed unanimously.

COMMUNICATIONS COMMITTEE

Ted Ackley reported the numbers of views to our website as follows:

2007 – 26,200 hits (avg. of 2,217/mo.)
2008 – 43,000 hits (avg. of 3,626/mo.) – up 63% from 2007
2009 – 54,000 hits (avg. of 4,535/mo.) – up 25% from 2008
January, 2010 – 6,725 hits for the month

That is all good news and the Board extended thanks to the Communications Committee and to the Web Master for a good job.

Ted reported that the paper for printing the telephone directory has become expensive and harder to obtain. He made four trips and finally got it all at \$17 per ream. The paper used is ledger sized and colored. The consensus was that the directory is used so much and it is very helpful to be a different color each year and the ledger size is so convenient and sturdy that using this type of paper is worth the extra money.

Sheilah Reynolds moved and Sally Herstine seconded that the Communications Committee Report be accepted as submitted. All were in favor and the motion passed unanimously.

ACTIVITIES COMMITTEE

Dick Sievers confirmed that the Activities Committee would be funding the purchase of framed photos from Bruce Williams' collection to decorating the clubhouse walls.

Sheilah Reynolds stated that the Calendar person is a part of the Communications Committee and all usage of the clubhouse is recorded by the Calendar person for inclusion in the News & Views.

Dick Sievers reported that the Valentine's Day party was a success and that the most recent Pot Luck Supper was well attended.

Sally Herstine moved and Peter Bevan seconded that the Activities Committee Report be accepted as presented. All were in favor and the motion passed unanimously.

BOARD OF DIRECTORS BUSINESS ITEMS

TREASURER'S REPORT

Sheilah Reynolds questioned the \$125 under pool operation on Page 1 of the Budget Comparison sheet. Dan Seeds explained that it is an annual permit to DHEC to operate the pool every year.

Peter explained that he would be capsulizing the more important issues for the Treasurer's Report this month and in future months. He pointed out and explained several items which were unusual on this report. He also stated that safety, liquidity and yield are the considerations when making our investments and explained that in July and August of this year we could see increases in the interest rates. He will keep a watch out for that to happen.

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. Annual Meeting: Sheilah Reynolds reported that the Friday afternoon collection of proxies was a success and there were more than 70 proxies collected at that time. Altogether, there were 147 votes cast at the meeting and 112 proxies for a total of 259. The quorum was 173. She thanked all the Committee Chairpersons for their informative talks and extended thanks to all who made the meeting a success.

NEW BUSINESS

A. Policy Regarding Prospective Homeowners: Pat Hosford distributed a memo from her addressed to the Board of Directors concerning new homeowners, renters and multiple families. Pat feels that there are many unresolved issues and most of the realtors in the area are not aware of restrictions concerning these issues. Pat feels that the Board must take action to gain control over this situation. which would include items such as the number of generations allowed in one household, the number of inhabitants allowed in a household, age of residents, number and what type of pets are allowed, etc., in order to keep all residents free of nuisance, danger or discomfort and to keep our community what it was meant to be. It was agreed that these questions must be posed to our lawyer and for this purpose she will be invited and encouraged to attend a Board meeting as soon as possible to answer questions and offer suggestions.

B. Flag Lowering: Ted Ackley addressed of the length of time the Myrtle Trace flag should be lowered in the event of a death of a resident in order to avoid inconsistencies and confusion.

Sheilah Reynolds moved and Peter Bevan seconded to change the policy to lowering the flag for three days only in the death of a resident. All were in favor and the motion passed unanimously.

- C. 2010 Annual Meeting: Sheilah Reynolds reported that next year's Annual Meeting would be held on February 12, 2011, at Horry Georgetown Tech. **Peter Bevan moved and Jack Von Deck seconded that Sheilah Reynolds be authorized to spend up to \$350 for expenses for the Annual Meeting next year. All were in favor and the motion passed unanimously.**
- D. Pool: Lyle Kershner reported that the Property Committee has received bids ranging from \$1,850 to \$3,600 to change the tiles to show the depth of the pool to conform to DHEC regulations. He also reported that State regulations require that cyanuric acid levels must be monitored. The current regulation is now 200 ppm, next year it will drop to 150 ppm and in 2 years will drop to 100 ppm. The Committee will try to find a system which does not need Cyanuric Acid to control the chlorine. In the meantime, our pool contractor will continue to monitor the levels in our pool and if it goes too high, the pool would have to be drained and refilled.
- E. Consistency of Information and Policies: Sheilah Reynolds brought up the issue of inconsistencies in policy books. There are currently two books containing policies for use by the Board members and also to be handed out to new residents. These two books must be consolidated so that all policies can be located in one spot. Cathy will see to it that each Committee Chairperson and each Board member receives a copy of the two policy books so that each policy can be edited by the Committee it pertains to. After that is done, a work session will be scheduled to finalize the consistency of the policies. This will be discussed at the March Board meeting. As liaison to the Communications Committee, Cathy McElroy will control this project.
- F. Budget Items Eliminated: Lyle Kershner reviewed with the Board the items which his Committee had hoped to compete in 2010, some of which will possibly be eliminated or reduced due to unexpected expenses.
- G. Letter from Resident: A letter was received from a resident expressing concerns for insurance on property owned by the Association. Peter Bevan and Dan Seeds will submit a suggested response to the Board at the March meeting.

Sheilah Reynolds moved and Peter Bevan seconded that the meeting be adjourned at 11:30 a.m. All were in favor and the motion passed unanimously.

Respectfully Submitted,

Lee Besemer