

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

BOARD OF DIRECTOR'S MEETING – January 17, 2007

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

ATTENDANCE:

Board Members present were Nancy Murphy, Jay Sharp, Norm Paulson, Jack Mehl and Bill Fox. Committee Members present were Pat Hosford – ARC, Ron Crow – Property and Beth Crow - Activities. Guests present were Charlotte and Jeff Blacker and Tom Gray. Also present were Dan Seeds and Lee Besemer.

Bill Fox introduced the guests and asked Mr. and Mrs. Blacker to address the Board. Mr. and Mrs. Blacker stated that they wanted to address the Board about the proposed fountain being placed in Lake Bunting. They stated that due to the proximity of the fountain to their house previously, the patio was constantly wet and their lake bank was always muddy due to the wind blowing the water from the fountain in their direction. They also lost some of the lake bank from this condition. In view of this situation, Mr. and Mrs. Blacker requested that the new fountain be placed in a different, wider part of Lake Bunting where no house on the lake would be affected by it.

Mr. and Mrs. Blacker also solicited the Board's assistance in getting the county to correct the drainage problem on their street (Boxwood Lane) that causes a deep puddle to form at the end of their driveway every time there is a significant rainfall.

The Board thanked Mr. and Mrs. Blacker for coming to the Board and discussing these issues in a timely manner. Bill Fox asked Ron Crow to have the Property Committee investigate to find a better location in Lake Bunting to place the fountain and also asked him to contact the County concerning the drainage problem.

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

The draft minutes of the December 13, 2006, meeting were reviewed. Jay Sharp moved and Nancy Murphy seconded that the minutes be accepted as submitted. All were in favor and the motion passed unanimously.

ACTIVITIES COMMITTEE

Beth Crow gave a review of the Activities Committee minutes and invited questions and comments.

Norm Paulson moved and Jay Sharp 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 8 meeting were discussed and all questions were answered.

Pat informed the Board that three representatives from ARC had inspected the builder's plans from the new house being built on Candlewood Drive and all items appeared to conform to standards.

Pat informed the Board that nominations and elections for Chairman of the ARC were open at their January meeting and that Pat Hosford was reelected to this position. Board members offered their congratulations to Pat.

Nancy Murphy moved and Jay Sharp 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 first item discussed was the proposed plans to increase the number of parking spots at the clubhouse and at the same time improve the flow of traffic in and out of the parking lot. Ron presented a conceptual drawing made up by David Day and the Board felt the plan was a good one to accomplish both goals of this project. Bill asked the Property Committee to obtain some figures on the cost of this proposed project and also to establish the number of trees which would be lost if this plan were carried out.

Ron Crow asked for approval from the Board for money to place red decorator blocks around the island on Cricket Court as the wood which is currently there is rotting and needs to be replaced. **Norm Paulson moved and Jay Sharp seconded that the Board approve an amount not to exceed \$900 to purchase and place red decorator blocks around the island on Cricket Court. All were in favor and the motion passed unanimously.**

Concrete decking around the pool and the problems involved in using concrete rather than wood were discussed. A cost to use concrete is forthcoming and the Property Committee will look into DHEC regulations concerning work done on pools and decking around pools. Ron Crow stated that he feels we would be able to get one more season out of the current decking, as time is becoming critical.

The problem of Muscovy ducks in Phase VIII was discussed. Nuisance Wildlife Specialty Company has been hired to capture these ducks and take them to a preserve but so far the ducks will not take the bait and the company has not yet been able to capture them. The effort will continue and neighbors have been instructed again not to feed the ducks so the ducks will take the bait.

The Property Committee has investigated a plan for planting low growing plants at the entranceways to Phase VIII, on both sides of Loblolly and both sides of Candlewood. There would be no labor cost involved. **Nancy Murphy moved and Norm Paulson seconded that the Board approve an amount not to exceed \$600 to purchase plants for the entranceways to Phase VIII. All were in favor and the motion passed unanimously.**

The proper procedure for lowering the flag in the event of the death of a government official was discussed and it was agreed that our flag will remain lowered for the full thirty days in memory of Gerald Ford. The proper procedure will be outlined in the next issue of News & Views.

Jay Sharp moved and Jack Mehl seconded that the Property Committee minutes be accepted as submitted. All were in favor and the motion passed unanimously.

Pool Service for next season was discussed and it was decided that Ron Crow and Dan Seeds will work on a new contract together.

Ron Crow presented a five year plan for fountains which was made up by the Property Committee. **Jay Sharp moved and Norm Paulson seconded that the Property Committee move ahead by putting the first fountain in Lake Bunting as soon as possible. Four were in favor and one opposed and the motion passed.**

Norm Paulson 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

Norm Paulson gave a review of the attached Treasurer's Report. **Jay Sharp moved and Jack Mehl seconded that the Treasurer's Report be accepted as submitted. All were in favor and the motion passed unanimously.**

UNFINISHED BUSINESS

- A. Volunteer Appreciation Affair: Jack Mehl reported that the affair will be held on January 27 at noon. He will put a flyer in the next New and Views.
- B. Annual Meeting/Nominations: Jay Sharp reported that three residents have agreed to run for election to the Board and they will be announced in the News and Views. He will call for help from Board members when the packets are ready to be assembled.
- C. Fountains: This was discussed in the Property Committee portion of the meeting.
- D. Gates: There is nothing new to discuss on this subject.
- E. Establishing a Web Site/E-Mail: Jim Wilkison is making progress on this project. **Jay Sharp moved and Nancy Murphy seconded that the Board approve the issuance of a credit card to be used exclusively for web site charges. All were in favor and the motion passed unanimously.**
- F. Common Property in Phase VIII: The Board has directed Dan Seeds to talk with our lawyer in order to get International Paper moving on turning over the common grounds to the MTHOA.
- G. Development/Lakes: Our attorney will consult with the Portrait Homes attorney regarding the damage done to Tern Lake. She will ask that these problems be corrected immediately and that steps be taken to prevent the damage from recurring in the future. Jack Mehl will meet with the County Engineering Department to discuss the dredging of Tern Lake and the appropriate location of property lines of homeowners on Loblolly. He will report to the Board at the January meeting.
- H. Tame Duck Problem in Phase VIII: Since these ducks do not fly and mating season will soon be upon us, the Board asked Ron Crow to look into a "critter capture" company to eliminate the problem of the ducks ruining the lake banks and personal landscaping. **Jay Sharp moved and Jack Mehl seconded that the Board authorized up to \$400 to eliminate the tame ducks in Phase VIII.**

- I. Community Properties: The property on Myrtle Trace Drive which is rapidly deteriorating was discussed. A letter will be sent to Wachovia Bank concerning this property and the Board also directed Dan Seeds to discuss this issue with our lawyer to find a way to locate the owner of the property.
- J. Council of Presidents: Bill Fox was happy to report that there will be 100 percent participation in this council by past presidents of the MTHOA and he extended his appreciation to all involved.

NEW BUSINESS

- A. Community Telephone Directories: The Board agreed that since we have a new copy machine which is equipped to do heavy copying, it would be a good idea to offer additional copies of the telephone directory to residents for the price of one dollar.
- B. Letter from Resident: **Jay Sharp moved and Jack Mehl seconded that the Board inform Mr. Ruff that we cannot legally require all home owners to use the same waste management company and it would be ill-served for the Board to intervene in a community wide project which should be a personal decision for each resident. All were in favor and the motion passed unanimously.**
- C. Liz Gilland's Desire to Visit a MTHOA Board Meeting: This will be placed on next month's agenda and discussed at that time.

Jay Sharp moved and Nancy Murphy seconded that the meeting be adjourned at 2:00 p.m. All were in favor and the motion passed unanimously.

Respectfully Submitted,

Lee Besemer