

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

BOARD OF DIRECTOR'S MEETING – January 10, 2008

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

ATTENDANCE:

Board Members present were Nancy Murphy, Jay Sharp, Jack Mehl, Tom Gray and Tom Dovey. Committee Members present were Pat Hosford - Architectural Review Committee and Mary Francis Williams and Dick Sievers from the Activities Committee.

As the first order of business, Jay honored the memory of deceased resident Kate McClay and welcomed new residents David and Linda Berry at 110 Hickory.

Although she was expected to attend the monthly Board meeting, Jay announced that the lakes expert from Coastal Carolina University attended the work session of the Board instead. She will make a power point presentation to the community at a later date, possible at a pot luck dinner.

The draft minutes of the December 19, 2007, meeting were reviewed. **Tom Dovey moved and Nancy Murphy seconded that the minutes be accepted as corrected. All were in favor and the motion passed unanimously.**

Jay introduced Dick Sievers, a member of the Activities Committee, who requested time to address the issue of a notice board to announce activities. Dick admitted that the sign which was obtained by the Activities Committee was not consistent with the specifications that were approved by the Board. In spite of this, he felt that the size of the letters was sufficient to be seen from the street, although not from the stop sign as required by the Board. The sign was used on two occasions and Dick stated that the Bingo event which was announced by the sign was attended by more residents than usual. Dick gave the Board a demonstration of a sign which would contain 4" letters as required by the Board. Jay Sharp pointed out that the sign previously approved by the Board was different from the one being demonstrated by Dick in many ways. Dan Seeds brought up the fact that this type of sign is against the Myrtle Trace Covenants and the Covenants would have to be changed if this sign or any similar sign was approved. The Board thanked Dick Sievers for his presentation and his time spent in making up the sample sign.

The issue of the Activities Committee's request for an announcement sign to be placed in the community was discussed by the Board. **Tom Gray moved and Tom Dovey seconded that the Board go by the Covenants and that all signs be disallowed. All were in favor and the motion passed unanimously.**

ACTIVITIES COMMITTEE

In Beth Crow's absence, Mary Francis reviewed the Activities Committee Report with the Board Members. She announced that the luncheon at Horry Georgetown Tech had to be cancelled until a later date because the reservations could not be accepted for that date. Luminary night was confusing due to the weather but was still considered a success and a beautiful experience.

Tom Dovey reminded the Board that the head of the Activities Committee will be changed to Chair Person rather than President.

Nancy Murphy moved and Tom Gray 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 and stated that due to holiday schedules, their meetings were limited.

Pat announced that the garage door on Cottonwood has been painted and looks considerable better, even though it is not consistent with the requirements. The situation will be reassessed after sixty days. This means that the fine process will begin on 3/10/08 and will go for sixty more days after that.

It was announced that Pat Hosford had again been reelected as Chair Person of the Architectural Review Committee. The Board congratulated Pat and thanked her for all her good work and that of the Committee members.

Nancy Murphy moved and Tom Dovey seconded that the ARC report be accepted as submitted. All were in favor and the motion passed unanimously.

PROPERTY COMMITTEE

In Ron Crow's absence, Jack Mehl reviewed the Property Committee Report with the Board members.

A new style of roof for the cabana is being considered.

There is a question of painting the entire pool or just painting the bottom.

All agreed that Tern Lake has improved greatly during the past month.

Tom Dovey moved and Tom Gray 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 Mehl moved and Nancy Murphy seconded that approval be given to start proceedings to place liens for the accounts which are 3 month or more delinquent. All were in favor and the motion passed unanimously.

Nancy Murphy moved and Tom Gray seconded that the Treasurer's Report be accepted as submitted. All were in favor and the motion passed unanimously.

UNFINISHED BUSINESS

A. Gate/Road Issues: The issue is still on the County agenda.

- B. Lakes/Project Progress: As stated previously, the lakes expert from CCU made a tour of our community and will make a power point presentation at a later time to describe what we can do to improve the condition of our lakes. Dan Seeds has filed the report with DHEC showing a withdrawal of 11 million gallons over our allowance. Quail Lake is the worst offender. Dan will check on a product, a clay filler called Bentonite, to seal Quail Lake as a remedial action. He would like to file for a revised permit by May.
- C. Volunteer Brunch: The brunch will be held on February 2 at the Club House. The flyers will be placed in the newspapers boxes within the next week.
- D. Safe Deposit Box: Jack Mehl is currently working on getting more signatures authorized to get into our safety deposit box.

NEW BUSINESS

- A. Communications: The Board discussed the consideration of a Communications Committee to have final say over the News and Views, the web site, the calendar and the directory. This will be discussed at some future meeting and guidelines will be made up.
- B. Neighborhood Watch: Tom Dovey reported that the members of this committee have suggested doing random patrols and having a portable sign on their cars to make their presence known. Dan Seeds will check with our attorney about any liability which would be involved by doing this. Tom Dovey also stated that a silent alarm from your home to the police station should always be followed up with a phone call to the police. Pat Hosford stated that there are many cars coming through our neighborhood and around the cul-de-sacs which have no business being there.
- C. Filing Space: Jack Mehl called attention to the need for additional storage/filing space for paper work. Dan Seeds suggested that all the files should be cleaned out and duplicates and/or worthless papers be thrown out rather than obtain more cabinets.

Tom Gray moved and Nancy Murphy seconded that the meeting be adjourned at 10:50 a.m. All were in favor and the motion passed unanimously.

Respectfully Submitted,

Lee Besemer