

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

BOARD OF DIRECTOR'S MEETING – January 21, 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 Mehl and Jack Von Deck. Committee Members present were Mary Frances Williams – Activities Committee and Lyle Kershner - Property Committee. Also present were Renzo Falcinelli representing the Past Presidents' Council, Dan Seeds and Terry Eisenhardt.

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

The Board honored the memory of deceased residents Scott Thompson of 112 Cedar Ridge Lane and George Smith of 122 Birchwood Lane and welcomed new residents Dennis Amirault and Diana Bachand of 187 Glenwood Drive.

The draft minutes of the December 17, 2008, meeting were reviewed. **Sheilah Reynolds moved and Tom Dovey 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 business of the Activities Committee. Since there was no meeting of the Committee in December, no written minutes were submitted. However, Mary Francis gave an oral review of activities in December and those coming up in the future.

A new activity that was well received in December was movie night at the club house with a recent movie being shown on the new projection screen. In February there will be another movie being shown, this time it will be "Mama Mia". There will also be an informal gathering for pot luck and to watch the Super Bowl on February 1. There will be no charge for this activity and no reservations need to be made.

**Tom Dovey moved and Sheilah Reynolds seconded that the Activities Committee Report be accepted as presented. All were in favor and the motion passed unanimously.**

**ARCHITECTURAL REVIEW COMMITTEE**

In Pat Hosford's absence, Tom Dovey presented the ARC Reports from the meetings of 12/15 and 1/12.

Tom announced that the two new members, Nancy Murphy and Jenny Jenemann, have joined the Committee and are actively participating in the business of the Committee.

Tom stated that the Committee would be studying the revised procedures for retaining walls and further information from the Committee would be forthcoming.

Unauthorized tree removal was discussed, specifically the need for some procedure to recognize the offenders of this infraction. Several procedures were discussed such as putting some sort of mark on a mailbox post when a tree has been approved for removal from that property. If this mark

was not present and a tree was removed, it would be obvious that an infraction had occurred. This will be discussed further in the future.

The Committee discussed the possibility of approving the use of faux cedar siding in view of the fact that real cedar siding is becoming harder to find. A sample will be submitted to the Committee and more on this subject will be forthcoming.

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

#### PROPERTY COMMITTEE

Lyle Kershner gave a review of the Property Committee Report from their meeting of January 13.

Clean-up has been done on the common area behind 127 Hickory Drive where a pine tree recently was blown down and some old debris from fallen branches had not yet been cleaned up. The area is now free from debris.

Carpet cleaning in the club house was scheduled for January 27 and a notification has been posted that the club house will be closed all day and all evening on that date.

Lyle investigated the price of panic bars for the main doors of the club house and also a locking panic bar for the back (storage room) door. The total price for the two bars plus some labor costs would be approximately \$500 to \$550. **Jack Von Deck moved and Jack Mehl seconded that the Property Committee be authorized to order and install the panic bars as stated above. All were in favor and the motion passed unanimously.**

Lyle reported that ladders have been installed in the activities closet and also in the storage room to give access in both areas to storage space in the attic. He also installed some flooring and lighting in these new storage spaces.

Overall, the lakes are in good shape.

The Property Committee recommended to the Board that the contract with Ken's Pools be renewed. Dan Seeds reported that it will be automatically renewed unless there is some reason for it not to be.

Lyle talked about expanding the Property Committee to include a sub-committee which would be in charge of road maintenance after we take over the roads. He will mention this at the annual meeting.

There was a discussion concerning going back to using reflectors rather than reflective paint as the paint seems to be losing its visibility. The Property Committee will discuss this further.

Lyle mentioned that someone had apparently put oil on the door lock to the club house in an effort to make it easier to use. He stressed that oil should never be used on a lock as it tends to "gum up" the lock and requested that if anyone uses anything on the locks it should only be graphite.

Lyle has now received a list of plants from Ben Powell which are recommended for use along the lake banks for erosion control and he will get together with Pat Hosford to discuss this list.

Any requests for sod replacement on common grounds must be given to Lyle by March 15. All areas will be inspected before sod is applied.

Dan Seeds explained the one month use of Site Tech's computer site and the copies of the entire community which that site provided. The copies show each lake and the boundary lines between private property and common areas which will be helpful in approving retaining walls and easement agreements in the future.

Lyle presented to the Board a proposed layout for renovations to the current storage room in the club house. The purpose of these renovations would be so that everything stored in that space could be accessed without moving something else first. The renovations would include disposing of four, 2-drawer file cabinets and purchasing two, 4-drawer cabinets at a price of approximately \$150 each. The plan would also include disposing of the old, heavy, large tables which are no longer in use. An article will be placed in the News and Views stating that these cabinets and tables are available for any charity that could use them. The renovations would require approximately \$200 for wood and hardware but there would be no labor charges. Dan suggested that the files be purged before any of this proposed work is done. **Jack Von Deck moved and Tom Dovey seconded that the proposed renovations for the storage room and the purchase of two 4-drawer file cabinets at a total price not to exceed \$600 be approved. All were in favor and the motion passed unanimously.**

Sheilah Reynolds inquired about the Federal Government mandate concerning drain covers in the pool. Lyle responded that the new covers have been ordered and the work will be performed after the pool cover is removed in the spring as the drain covers required a diver to install them. Leaks in the pool will be repaired at the same time.

**Jack Mehl moved and Jack Von Deck 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

Jack Mehl reviewed the Treasurer's Report with the Board and commented that the financial state of the community was good.

**Jack Von Deck moved and Sheilah Reynolds 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: The first reading of this issue was approved at the County I & R meeting in January.
- B. Wal-Mart Development: Nothing new at this time.

- C. Annual Meeting: Sheilah Reynolds reported everything is in line for the meeting and that the packages have been delivered.
- D. Retaining Wall Compliance Agreement: Dan Seeds reworked one part of the Retaining Wall Compliance Agreement. **Tom Dovey moved and Jack Mehl seconded that the revised Retaining Wall Compliance Agreement be accepted. All were in favor and the motion passed unanimously.**
- E. Volunteer Appreciation Reception: This event will be held on January 24. Tom Gray stated that there will be about 19,000 hours of volunteering represented and about 80 people will attend the affair.
- F. Pool Rules: This will be taken care of shortly after the Annual Meeting.
- G. Purging of Office Files: Covered in the Property Committee Report.
- H. Other: Dan Seeds suggested that we have more copies of the blue book printed as our current supply is dwindling. He also suggested that we put tabs on the side of the books to mark certain sections. The Board will authorize the Longnecker's to have 100 additional copies printed.

**NEW BUSINESS**

- A. Liaison Reports: Already covered.
- B. Other Items: Lyle requested that a note be placed in the New & Views to pet walkers to be sure to wear light clothing or reflective tape so cars passing in the road can see the person.

**Jack Von Deck moved and Jack Mehl seconded that the meeting be adjourned at 11:35 a.m. All were in favor and the motion passed unanimously.**

Respectfully Submitted,

Lee Besemer