

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

BOARD OF DIRECTOR'S MEETING – July 18, 2007

**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 Ron Crow - Property Committee and Beth Crow – Activities Committee. Guests present were Ken Burghoff and Jim Wilkison. Also present was Dan Seeds.

The draft minutes of the June 20, 2007, meeting were reviewed. **Tom Gray moved and Nancy Murphy seconded that the minutes be accepted as submitted. All were in favor and the motion passed unanimously.**

As the first order of business, Jay Sharp introduced the guest, Ken Burghoff, and asked him to address the Board with his concerns. Mr. Burghoff asked the Board to intercede in an ARC refusal of permission to allow a retractable awning at his residence on Candlewood Drive. At the end of his presentation, Jay thanked Mr. Burghoff for his input on this matter and told him that the Board would again consider his request and would inform him of the outcome. After Mr. Burghoff's departure from the meeting, the Board discussed his request further and it was the decision of the Board to uphold the ARC decision to deny the installation of such an awning. It was noted that this was the third Board to hear this request from Mr. Burghoff. **Nancy Murphy moved and Jack Mehl seconded that Mr. Burghoff's request to install a retractable awning at his residence be denied. All were in favor and the motion passed unanimously.** Jay will send a letter to Mr. Burghoff with a copy to Pat Hosford.

**ACTIVITIES COMMITTEE**

Since there was no Activities Committee meeting since the last Board meeting, no minutes were presented.

**ARCHITECTURAL REVIEW COMMITTEE**

In Pat Hosford's absence, the Board liaison for that committee, Tom Gray, presented the Architectural Review Committee Report.

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

**PROPERTY COMMITTEE**

Ron Crow presented the report of the Property Committee and gave a review of the items on the report.

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

The Board then invited Jim Wilkison to speak and to address the Board on the web site functions and use. A long conversation ensued and from the many points that were discussed, clear cut answers were not available. It was agreed that the Board will obtain our lawyer's opinion on the several points that were raised and when this is finalized, a formal position will be issued by the Board. Jay thanked Mr. Wilkison for his attendance and for presenting his concerns.

#### UNFINISHED BUSINESS

- A. Gate/Road Issues: Jay updated the Board on the progress to date on this issue. We are in the process of three directions to pursue the matter with the County Council, our legal staff and the County Infrastructure and Regulation Committee. The issue will not be on the County's agenda until their September 4<sup>th</sup> meeting.
- B. Hurricane Seminar: There were over 70 residents in attendance and it was very informative. Mr. Ed Piotrowski, Chief Meteorologist, and Mr. Randy Webster, Horry County Emergency Management Director, were made "Honorary Senior Citizens" for their endeavors.
- C. Fountains: The manufacturer is working on getting a smaller spray pattern in both height and width and with less noise. When that is finalized, the fountain will be returned to service.
- D. Tern Lake: Jack Mehl reported that the County has not responded to his request to replace the damaged trees and shrubs in the area of Tern Lake. He also reported that the State wants to cover the ditch along Burning Ridge Road in the Phase VIII area, bury the pipe and install a bulkhead at the intersection of Myrtle Trace Drive. The bulkhead will have removable boards for water control.
- E. Bulk Head: A meeting is scheduled for July 25 to discuss the engineering points and to review the permitting process of allowing bulkhead construction in regard to property lines, shore lines and slope of properties.
- F. Annual Meeting: Tom Gray reported that the plans for the annual meeting are set. The meeting will be held at the Burroughs and Chapin Auditorium at Horry/Georgetown Tech. More information will be forthcoming.

#### NEW BUSINESS

- A. Correspondence: Jay distributed copies of pertinent correspondence from residents to the Board. A letter was read that was sent to Bob Reid from the Board thanking him for his service to Myrtle Trace
- B. Positive Perspective: Jay read a "positive perspective" into the minutes which reflects the aims and goals of the Board of Directors. A copy is attached to these minutes and it will be reproduced in the News and Views.
- C. Policy Manual: Jay suggested to the Board that they review the Policy Manual in preparation for the continual updating and to bring any changes or suggestions to the next meeting.
- D. Parking Pass: A parking pass that was introduced by the Property Committee was discussed and approved. It is the hope that the pass will reduce the number of unidentifiable cars in the parking lot, especially overnight. The pass will be available from any Board member and will have the necessary information to deter any car from being towed away. Pear Tree Lane is the only private road in the community and, as such, qualifies for a "private property tow" which would cost the owner at least \$150 to retrieve their vehicle. The pass will be of a highly visible color and must be signed by the issuer and the requester and dated to prevent re-use.

- E. Dangerous Situation: A dangerous situation was reported to the Board. The destruction of a resident's mailbox on Myrtle Trace Drive, in mid-afternoon, and the very near miss of injury to a walker was reported. It happened so fast that a tag number was not obtained but a partial description of a light gray colored SUV that continued on towards Cedar Ridge Lane was reported.

**Tom Dovey moved and Nancy Murphy seconded that the meeting be adjourned at 11:20 a.m. All were in favor and the motion passed unanimously.**

Respectfully Submitted,

Lee Besemer

Attachment to the Minutes of the Board of Directors Meeting of July 18, 2007

**POSITIVE PERSPECTIVE**  
**Board of Directors**  
**Myrtle Trace Homeowners Association, Inc.**

Some past Boards have had “these years” but this year of 2007/08, the Board has focused on the positives that we have in the community and we have striven to keep pace with our projects and our pledge to our residents that all will be treated equally; and that By-Laws and Covenants placed in our care will be interpreted the same for everyone, keeping in mind their original intent.

Our strength is experience. We have Nancy Murphy who has had experience with our every day problems in the past, along with serving as a President of this Board. Jack Mehl's past experience on the Board has served us well in matters concerning the County's jurisdiction. Tom Gray and Tom Dovey have brought to the Board different perspectives and new ideas to help solve old problems.

The Board has also benefited from the position of an “Administrative Consultant” in the person of Dan Seeds whose involvement with many Boards over the years has given us a foundation on which to build upon and an experienced, calming voice during trying times. I have had the privilege to work under two very active and involved Presidents who have given our residents the type of leadership that I hope to emulate.

If there will be words to define our tenure, it will be to have strengthened the codes we operate with and to have set sail into the future to keep Myrtle Trace strong, united and viable for all of our residents.

Jay H. Sharp, President  
Myrtle Trace Homeowners Association