

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

BOARD OF DIRECTOR'S MEETING – July 16, 2008

**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 Suzanne Owens – Activities Committee, Pat Hosford - Architectural Review Committee, and Charlene Rose and Lyle Kershner - Property Committee. Also present were Dan Seeds and Lee Besemer.

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

The Board honored the memory of deceased residents Elaine Viccione and Thomas Gregory.

The draft minutes of the June 18, 2008, meeting were reviewed and one correction was made. **Jack Von Deck moved and Jack Mehl seconded that the minutes be accepted as corrected. All were in favor and the motion passed unanimously.**

**ACTIVITIES COMMITTEE**

Suzanne Owens represented the Activities Committee and gave a review of the business of that committee. She made note that there would be no Activities Committee meeting in July so the next minutes would not be submitted until the September Board meeting.

The Board discussed the motion passed by the Activities Committee to make a donation to the fire department responsible for fighting the recent wild fire which threatened our neighborhood. The Board pointed out that there were many departments and groups responsible for fighting that fire and to single out one company would not be possible. In addition, the Board felt it was setting a bad precedent to contribute money to an organization whose job it is to protect our community. However, the Board did agree that the fire fighters did a commendable and professional job in fighting this fire and thereby protecting our neighborhood and that Myrtle Trace does recognize and appreciate their efforts in our behalf. In view of this, Tom Gray will compose a letter to be sent to the proper authorities showing our gratitude for a job well done and also suggested that anyone who would like to should feel free to do the same on a personal note.

Tom Gray asked Suzanne to pass on to the Activities Committee that there is a possibility that Liz Gilland would be a speaker after the pot luck dinner in either October or November.

Suzanne stated that the Activities Committee is looking for a person or persons to head up the pot luck dinner activity.

**Jack Von Deck moved and Tom Dovey seconded that the Activities Committee Report be accepted as presented with the exception of the proposed donation to the fire department. All were in favor and the motion passed unanimously.**

#### ARCHITECTURAL REVIEW COMMITTEE

Pat Hosford presented the ARC Report from the meeting of 6/23.

Pat explained that the ARC had received a complaint about a fountain on Cedar Ridge Lane which the complainant felt was too high to meet ARC standards. The Committee responded to the complainant by letter that the fountain had been approved when it was installed years ago and it would remain as is.

There was a discussion about signs placed in the community by real estate companies. Pat explained that the only signs which are allowed are to be at the intersection of Burning Ridge Road and Myrtle Trace Drive. After that, only balloons and arrows are allowed.

**Jack Mehl moved and Tom Dovey 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.

Lyle pointed out that the pool surface is in satisfactory shape and suggested that it not be replastered until it is in the budget to do so in 3 years.

Pool rules concerning visitors were discussed and it was agreed that, after being reviewed by the Board, they state that visitors are allowed to go to the pool without the resident accompanying them. The Board stated that the rules would be reviewed and reissued before next pool season starts. Lyle stated that a study of the reflective paint on the roadside posts revealed that it would not be as costly as originally thought. The study showed that approximately 10 posts can be painted with one can of paint and that all posts requiring the paint in our community could be painted for approximately \$50 to \$75. Mike Reynolds is in charge of this project.

A new Myrtle Trace flag has been ordered to replacement the current one which is in bad shape and can no longer be repaired. Lyle reported that the cost for future replacement flags will be put in the budget.

The “noodles” at the pools are in need of replacement. These noodles are used as flotation devices for safety as well as enjoyment for all residents. **Tom Dovey moved and Jack Mehl seconded that the Property Committee purchase 25 new noodles for use at the pool at a cost not to exceed \$50. All were in favor and the motion passed unanimously.**

Lyle reported that the back flow preventer on the hose at the pool has been installed as suggested by DHEC during their recent inspection.

Lyle reported that there are several cracks in the parking lot which need to be filled in. The Committee is looking into having these cracks filled by volunteers from the Committee.

**Tom Dovey 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 gave a review of the Treasurer's Report. He noted that the outstanding dues on the property which was sold have now been paid.

**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. Gates and Roads – Update: Dan Seeds reported that due to illness of the judge, a special referee for Horry County has been appointed and our case could be assigned to him. Dan will try to find out more about this person and it will be discussed at a work session.
- B. Bulkheads: It was agreed that the Property Committee should consult with the ARC when making recommendations to the Board concerning bulkheads. The Board agreed that ARC should also be part of the process of determining where a bulkhead is to be constructed. Pat Hosford also recommended that the group to determine parameters of building bulkheads on common ground should include representative from both committees, as well as Board members. These parameters will be determined after the presentation by a representative from Coastal Carolina University at the September Pot Luck Dinner.
- C. Commercial Development: Tom Gray discussed this subject with Carl Schwarzkopf who told Tom that all County meetings on this subject are listed on the internet. Sheilah Reynolds was appointed as the MTHOA representative to attend these meetings and to report to the Board. Tom will again contact Mr. Schwarzkopf in the hopes of getting more information from him concerning this development.
- D. Guidelines and Mission Statement – Communications Committee: Sheilah Reynolds presented the revised Mission Statement and Guidelines to the Board. **Jack Von Deck moved and Jack Mehl seconded that the Mission Statement and Guidelines for the Communications Committee be accepted as presented. All were in favor and the motion carried unanimously.** The Mission Statement is made part of these minutes and is attached hereto. The Mission Statement and Guidelines will also be published in the News and Views.

NEW BUSINESS

- A. Communications Committee – Email Addresses: Having email addresses for all residents who are equipped to receive email was discussed. This list would be used only by the Board for communicating important matters to all residents. This list would not be published in the directory but would be a separate list. Sheilah will write an article for the News and Views asking all residents to comply with this request.
- B. Assistant Web Master: Sheilah Reynolds announced that Bruce Williams had been named as Assistant Web Master for the Myrtle Trace web site. The Board asked Sheilah to extend their thanks for doing this job and wished him well.
- C. Other: Pat Hosford passed a photograph around of a poorly maintained lake bank in Myrtle Trace and expressed her wish that our lake banks be maintained in a more professional manner.

**Tom Dovey moved and Sheilah Reynolds seconded that the meeting be adjourned at 11:10 a.m. All were in favor and the motion passed unanimously.**

Respectfully Submitted,

Lee Besemer

**MISSION STATEMENT – COMMUNICATIONS COMMITTEE (Rev.)**

The mission of the Communications Committee is to assist the MTHOA Board in providing clear, timely and accurate information from the Board to our residents relative to actions taken or under consideration by the Board in fulfilling its responsibilities under the Covenants.

Furthermore, we seek to foster a sense of community that will enhance the quality of life of our residents. We will spread awareness of events and activities in or around our community that are of interest to our members.