

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

BOARD OF DIRECTOR'S MEETING – June 20, 2007

CALL TO ORDER: The meeting was called to order by Board President Jay Sharp at 9:00 a.m. As the first order of business, Jay noted the death of one past resident: Alice Brown. Alice and Clayton Brown moved away from Myrtle Trace a short time ago. The Board recognized her contributions to the community while a resident and stated that she will be missed.

ATTENDANCE:

Board Members present were Nancy Murphy, Jay Sharp, Jack Mehl, Tom Gray and Tom Dovey. Committee Members present were Pat Hosford – ARC, Ron Crow - Property Committee and Beth Crow - Activities. Guest present was Myron Chomko. Also present were Dan Seeds and Lee Besemer.

The draft minutes of the May 16, 2007, meeting were reviewed. **Tom Gray moved and Nancy Murphy seconded that the minutes be accepted as corrected. 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.

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

ARCHITECTURAL REVIEW COMMITTEE

Pat Hosford presented the Architectural Review Committee Report and solicited comments and questions.

Pat reported that the proposed revisions to the Homeowner Guidelines may be ready for the Board to review and/or approve by August. The new guidelines for bulkhead installations will be attached to these revised Homeowner Guidelines. Jay suggested that a meeting be set up with the ARC, Property Committee and the Board members to make sure that everyone is “on the same page” concerning bulkhead installation.

Pat noted that a resident has requested approval to install a retractable awning on the back of their house to provide shade. The Board has again supported the ARC in their decision to disapprove the use of awnings in all phases of Myrtle Trace.

Nancy Murphy moved and Tom Gray 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.

Ron reported that Bob Reid has resigned from the committee after many years of service. The Board extended gratitude for Bob's years of excellent service to the community and will follow this up with a letter to Bob.

Now that the pool is in its peak activity season, Ron stated that the Pool Rules and Regulations will be printed in the next News and Views to bring these rules to the residents' attention.

There was a discussion concerning the fountain in Lake Bunting. Ron reported that the fountain will be relocated to a different part of the same lake and the spray will be adjusted to cover a smaller area.

Jay reported that there was a pile of trash in the woods adjacent to Sparrow Lake in Phase VIII which must be removed and the area cleaned up. Ron Crow said he would see that it is taken care of.

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

UNFINISHED BUSINESS

- A. Common Property/Phase VIII: Dan Seeds reported that the deeds to the common property in Phase VII are in the County office for recording and that will be the final step in the transfer.
- B. Gate/Road Issues: Jay Sharp announced that the County Council would not vote on the gate issue until September. In the meantime, Board members have arranged to meet with Glen Taylor from the County Engineering Department to gather information concerning speed humps on Myrtle Trace Drive, including cost and location. Our lawyers are still working on other alternatives.
- C. Evening with the Board: The Board members all agreed that this get-together was well attended and that many worthwhile subjects were discussed at the meeting.
- D. Hurricane Seminar: The announcement of this event to be held on July 17 will be in the next issue of News and Views.
- E. Fountains: **Jack Mehl moved and Tom Dovey seconded that the bill for the fountain be paid upon the completion of the relocation and spray adjustment. All were in favor and the motion carried unanimously.**
- F. Irrigation Remuneration: **Nancy Murphy moved and Tom Gray seconded that the Board accept the proposed "Irrigation Guidelines" dated June 20, 2007. All were in favor and the motion passed unanimously.** Dan suggested that the Irrigation Guidelines be printed in the News and Views, along with an article concerning sod replacement.
- G. Tern Lake: Jack Mehl reported that the county and state are discussing putting in a pipe along Tern Lake and will also clean out the current pipe which is under the roadway. They also plan to build a bulkhead. We currently have an informal agreement with the County to allow us an additional seven inches of water in Tern Lake due to our bulkhead. The lake will not be treated with chemicals until all this work is completed. Jack will again go to the County to have them replace the trees and shrubs which were recently destroyed by county equipment.

NEW BUSINESS

- A. Retail Stores: Carl Schwartzkopf visited the meeting and brought with him a drawing of the proposed landscape plan for Wal-Mart. The County requires a 15 ft. buffer behind the store but Wal-Mart proposes to make a 25 ft. buffer. In addition, the County requires that they plant trees 20 ft. apart but Wal-Mart proposes to plant them 10 ft. apart. County Chairman Gilland will speak with the responsible parties at Wal-Mart to request that they complete the service roads right away rather than waiting for the remainder of the retail stores to be built.
- B. Annual Meeting: Tom Gray reported that he has secured the auditorium at Horry-Georgetown Tech for next year's annual meeting at a cost of \$250. The meeting is scheduled for February 9, 2008, from 12:30 to 3:30 p.m. The Board felt that this is an excellent plan since it is reasonably priced and will allow residents to attend the meeting without going out on Route 501. **Nancy Murphy moved and Jack Mehl seconded that a check in the amount of \$250 be authorized to finalize the contract for the annual meeting as stated above. All were in favor and the motion passed unanimously.**
- C. Record Storage: Jay reported that the Board is running out of record storage space at the club house. Dan suggested setting up a work session to determine what needs to be kept and what can be disposed of.
- D. Presidents' Council Report: Jay reported on the meeting of this Council and stated that this Council will be a helpful advisory group to the Board of Directors.
- E. Web Site: The Board agreed that supplying email addresses of residents to be included on the Myrtle Trace website is not a function of the Board and this would have to be done on a voluntary basis. This will be printed in the News and Views.
- F. Mission Statement: The Mission Statement for the Board was reviewed by all Board Members. **Jack Mehl moved and Nancy Murphy seconded that the attached Mission Statement be approved. All were in favor and the motion passed unanimously.** The Mission Statement will be printed in the News and Views. Nancy suggested that at the beginning of each year when a new Board is elected, this statement be reviewed to make sure all new Board Members and Committee Chair Persons are in agreement with the provisions of the Statement. Jay asked all Committee Liaisons to take this Mission Statement to their committee meetings to make sure all committees are aware of what can and cannot be done without approval of the Board. Jay asked the Committee Liaisons to report back at the next meeting on this subject. Jay also mentioned that if a Committee Liaison cannot attend his or her committee meeting, another Board member should be asked to attend in his or her place.
- G. Property Committee Expenditure Limits: **Tom Gray moved and Jack Mehl seconded that the Property Committee Chairman is authorized to expend up to \$500 of Association funds for the restoration of facilities to proper working order without prior approval of the Board. Any addition, extension, replacement or improvement to the facilities will continue to require prior Board approval. All were in favor and the motion carried unanimously.**

Tom Dovey moved and Nancy Murphy seconded that the meeting be adjourned at 11:45 a.m. All were in favor and the motion passed unanimously.

Respectfully Submitted,

Lee Besemer

MISSION STATEMENT

Board of Directors Myrtle Trace Homeowners Association, Inc.

The five members of the Board of Directors are jointly responsible for the conduct of the Association's affairs in accordance with the Master Declaration of Covenants, Conditions, Reservations and Restrictions set forth in the Declaration dated October 7, 1983. Those responsibilities are further defined in the articles of Incorporation executed October 25, 1983, on which date the Bylaws were also established to further provide the framework for the exercise of the foregoing responsibilities. The purposes of this legal structure are to provide for maintenance, preservation and architectural control of the residence lots and common properties and to promote the health, safety and welfare of the residents within the Associations' properties.

The Board of Directors will appoint members of a Nominating Committee, an Architectural Review Committee and such other committees as deemed appropriate to serve as directed by the Board in fulfillment of the purposes of the Association. Additionally to that end, the Board may employ a manager, an independent contractor or such other employees as they deem necessary and prescribe their duties.

The Mission of the Board of Directors is to meet its responsibilities through the effective use of its committees, contractors, volunteers and advisory groups, being mindful that the Board is the sole voice and final determinant of all Association actions.