

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

BOARD OF DIRECTOR'S MEETING – June 18, 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 Mary Francis Williams – Activities Committee, Pat Hosford - Architectural Review Committee, and Lyle Kershner - Property Committee. Also present were a guest, John Dugan, and Dan Seeds.

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

The Board honored the memory of deceased resident Mike Notorangelo and welcomed new residents to the community, Richard and Sharleen Hathaway, Joe and Helen Madaras and Steven and Debra Kramer.

The draft minutes of the May 23, 2008, meeting were reviewed. **Sheilah Reynolds moved and Jack Von Deck seconded that the minutes be accepted as submitted. All were in favor and the motion passed unanimously.**

Tom Gray introduced the guest, John Dugan, who requested time to address the issue of the appearance of our lakes. Mr. Dugan stated that he was concerned about the lake levels in Myrtle Trace, especially in Lake Bunting and Lake Tern. He is not concerned about our not putting enough water into the lakes during this dry season but rather how much we are taking out of the lakes in order to provide irrigation for our common ground area.

John feels that the appearance of our lakes and the subsequent receding shoreline is suffering for the benefit of providing green grass in our common grounds. He feels that we should curtail the amount of water being taken out of the lakes for this purpose since the appearance of the lakes is just as important, if not more so, than the appearance of the grass to most residents.

Dan Seeds responded to these issues by stating first of all that all wells in Myrtle Trace have been running 24 hours a day since the end of April and that also the amount of water being withdrawn from the lakes during this dry season for irrigation of the grass in the common areas has been curtailed.

John Dugan stated that Dan's response did satisfy his concerns on this subject and thanked the Board for their attention to the matter.

Tom Gray thanked John for taking the time to express his concern.

ACTIVITIES COMMITTEE

Mary Francis Williams represented the Activities Committee. Since there was no meeting of this committee in June, there was no written report nor minutes. However, Mary Francis gave a review of several activities which will take place in the future.

Tom Gray stated that a representative from Coastal Carolina University would be present at the September Pot Luck Dinner and would make a presentation concerning our lakes following the meal.

Jack Mehl moved and Jack Von Deck seconded that the Activities Committee Report be accepted as presented. All were in favor and the motion passed unanimously.

ARCHITECTURAL REVIEW COMMITTEE

Pat Hosford presented the ARC Report from the meetings of 5/26 and 6/9.

Sheilah Reynolds asked for a clarification about restrictions on hot tubs in Myrtle Trace and Pat explained that they are allowed on patios or back porches only, not in a yard or driveway or walkway.

Tom Gray asked if any garage screens had been installed since the decision to approve them and Pat responded that two had been installed on Candlewood Drive and she suggested that Board members drive by to view them.

Pat explained a situation of neighbor dispute on Myrtle Trace Drive where one neighbor feels that shrubbery on the property line between the two houses is being poisoned by the neighbor. There is no proof that this has happened and ARC has suggested that the neighbor submit a soil sample to Clemson University for analysis. Tom Gray asked Pat to instruct the resident to submit details to the Board in writing if he or she feel Board action is desired and/or warranted.

Tom Dovey moved and Jack Mehl 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 requested that the Board provide a new list of authorized contacts to our security company for the purpose of the alarm. Tom Gray said he would take care of it.

There was a discussion concerning the cost of providing emergency lighting and new lighted exit signs in the clubhouse. Lyle stated that the entire project would cost around \$1,000. **Jack Von Deck moved and Sheilah Reynolds seconded that the Property Committee be authorized to spend up to \$1,000 to purchase and install emergency lighting and lighted exit signs for the clubhouse. All were in favor and the motion passed unanimously.**

The Property Committee recommended to the Board that the bid for \$6,800 to reroof the cabana and the maintenance shed be accepted. This bid does not include the replacement of any rotted wood which may be discovered when the work begins. The work would not begin until swimming season is over in the fall. **Tom Dovey moved and Jack Von Deck seconded that the required deposit of \$3,350 be paid to have this work completed. All were in favor and the motion passed unanimously.**

Lyle stated that the posts along Myrtle Trace Drive between Berry Tree Lane and Pear Tree Circle have been treated with reflective paint which does reflect car lights after dark. Lyle feels that the cost may not justify the results and the Property Committee will discuss it further at their next meeting before presenting a recommendation to the Board.

The use of the pool by friends and relatives when the resident is not present was discussed. Tom Gray suggested that the Board go over the pool rules at a work session and discuss the details of this rule. After that is done, a reminder of the rule will be published in the News and Views.

Tom Gray requested that the Property Committee check the latch on the gate to the pool. It is very difficult to operate and should possibly be replaced with something more user friendly.

Lyle reported that DHEC had made an inspection of our pool facilities and found a few minor infractions. All of these items have since been corrected as follows: The rope separating the shallow end from the deep end was frayed and has been replaced; the first aid kit has been mounted on the wall as required; the loose railing on the steps has been secured. One item, that being a back flow prevention on the hose, will be corrected shortly.

There was a discussion on sod replacement and Tom Gray requested that Lyle include the figures for next year's replacement in his budget. Lyle mentioned that the replacement should be done earlier next year than it was this year.

The clubhouse chairs are showing problems with the tilt mechanism. The Property Committee will check all the chairs to make sure all are safe.

There was a discussion on the possibility of obtaining a Business Membership from Sam's Club for the purpose of buying supplies for the clubhouse. Dan Seeds explained that anyone who purchases items for the clubhouse is reimbursed almost immediately for their expenses and all agreed that it could become cumbersome to have such a monthly billing for these supplies. **Tom Dovey moved and Jack Von Deck seconded that the Board decline the opportunity to obtain a Sam's Club credit card. Four were in favor and one opposed, that one being Sheilah Reynolds. The motion passed.**

There was a discussion on the proposed "designated dog area" and the animal waste can on the common grounds near the clubhouse. Dan Seeds pointed out that residents are not permitted to leave their trash cans on common ground along the road and there should be no reason to make an exception to this rule for the Property Committee. Dan recommended that the Board avoid offering waste removal services to one group of owners and that the can be removed.

Jack Mehl moved and Jack Von Deck seconded that the Property Committee report be accepted as revised to withhold the use of reflective spray paint on roadside posts pending comparison to the reflectors we have traditionally used and to deny the "designated dog area" and direct removal of the animal waste can. 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.

Sheilah Reynolds 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. Gates and Roads – Update: Dan Seeds reported that we had received the County's responses to our demand for documents and our "interrogatories". Four questions have been put to our attorney who agreed to obtain the answers and update the Board on the status of our suit.
- B. Bulkheads – Liability Insurance: The insurance underwriter confirms that the bulkheads constructed per approved retaining wall designs will not impact on our liability coverage or premium.
- C. Bulkheads – Summary: Dan Seeds recommended that homeowners whose property line extends for any "significant" length into a retention pond be permitted to construct retaining walls under ARC supervision to prevent further erosion loss. It was further recommended that member owners be denied construction of bulkheads on common properties or any other conversion to personal use of property to which they do not hold title. Since we will be investigating options for preserving our lakeshores and banks this fall, it was recommended that the role of bulkheads on common properties be included in that study and that the Property Committee prepare recommendations to the Board. No action was taken on that recommendation.
- D. Storm Water Management Meeting: Jack Mehl reported that several neighboring communities' retention facilities were visited but we were not benefited by any advice arising from that review.

NEW BUSINESS

- A. Political Signs on Common Property: Dan Seeds reported that one political sign was placed at the entrance to Pear Tree Circle on primary election day. It was removed for being too close to a voting location. The Board of Elections permits signage away from voting locations but our Covenants do not. We have been advised that the candidates must be allowed to visit our community but their agents may be denied solicitation access and the candidates or their agents may not post campaign signs in our community.
- B. Homeowners Insurance: As information on policy renewals or changes is received, a review of the adequacy of coverage on the dwelling is made. Dan Seeds reported that only rarely do we find insufficient coverage but there are frequent indications of apparent excess coverage. This is a matter for individual owner determination but a disclosure of the Association's approach may be helpful and will be outlined in the next News & Views issue.
- C. Liaison Reports: None
- D. News & Views Articles: The status of road closing, the drought effect, clarification of common properties, insurance and guest usage of the pool were identified for coverage.

Tom Dovey moved and Sheilah Reynolds seconded that the meeting be adjourned at 12:20 p.m. All were in favor and the motion passed unanimously.

Respectfully Submitted,

Lee Besemer

