

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

BOARD OF DIRECTOR'S MEETING – June 17, 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, and Cathy McElroy. Committee Members present were Myron Chomko – Activities Committee, Pat Hosford – Architectural Review Committee and Lyle Kershner - Property Committee. Also present were Sally Krause from the Past Presidents Council, Jim Wilkison, 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 resident Lucille Trignano of 203 Cedar Ridge Lane.

The Board also welcomed new resident Lorraine Devitt who is renting at 122 Berry Tree Lane.

The draft minutes of the May 20, 2009, meeting were reviewed. **Sheilah Reynolds moved and Cathy McElroy seconded that the minutes be accepted as corrected. All were in favor and the motion passed unanimously.**

ACTIVITIES COMMITTEE

Myron Chomko addressed the Board on the issue of having a yard sale in the community in residents' driveways. Due to the traffic and parking problems at past tag sales, which have been inside the houses and garages, Cathy McElroy suggested using the clubhouse and possibly the adjacent picnic area for such a sale. There was a discussion on this subject and it was agreed that this type of exposure of our community would not be a desirable situation.

Dan Seeds suggested the use of our News and Views for the resale of unwanted items by the residents.

A suggestion was made that a craft sale and/or silent auction at the clubhouse should be considered as it has not been done for several years. Myron said he would take these ideas to the Activities Committee for consideration and thanked the Board for their input.

Sheilah Reynolds moved and Tom Dovey 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 minutes of the ARC from their meetings of May 25 and June 8.

Pat reported that although action had been taken at 116 Boxwood, the problem has not been totally resolved and she will follow up on this.

Artificial grass is being evaluated by the ARC for limited use in certain areas of Myrtle Trace. Once the ARC has investigated all facets of this item, they will present the results of their investigation to the Board who will have the final say in the matter.

A trailer has been parked in a driveway on Cedar Ridge Lane. Since the resident at that address has recently passed away, it is thought that the family of the deceased is using the trailer to transport the belongings and are unaware of the restrictions about parking. Pat will check out the situation and will inform the responsible party of such restrictions.

A letter has been sent to the homeowner at 107 Berry Tree Lane concerning the parking of a pick-up truck in their driveway.

Fire resistant mulch was discussed by the ARC at their meetings and in view of the number of pine trees in the area, and the resulting amount of pine needles falling on the ground, it was decided that this was not a useful item for our residents.

Sheilah Reynolds moved and Cathy McElroy 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 June 9.

Lyle reported on a severe drainage problem at 226 Candlewood in Phase VIII. He stated that there are 2 catch basins on this property but they are both too far back on the property to be effective as the problem is at the very front of the property. One catch basin was put in by the developer and the other was added by the resident but the problem still exists. Lyle will get advice from Al Hardee and will check the status of swales on the property. He will also discuss the possibilities with the homeowner and will report back to the Board.

Lyle reported that the Activities Committee would like to purchase 2 additional large, round tables for clubhouse use; however, in order to store these tables we would have to eliminate 2 rectangular tables. The Board feels that, although the round tables are very useful, the rectangular tables also have their place and should not be reduced without sufficient thought. In view of this, Lyle said he would try to wave his magic wand and find a space for more round tables and report back to the Board.

A potentially dangerous situation exists at the pool, that being that the center post of the cement steps going into the water is loose and when a person uses that post to assist in getting out of the pool, it shifts and could cause an accident. Lyle said he would investigate to see what could be done.

Lyle reported that there are 3 trees around the clubhouse/maintenance shed that are diseased and need to be removed. He will submit the required request to the ARC.

Tom Dovey moved and Cathy McElroy 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

Tom Dovey reviewed the Treasurer's Report with the Board. He reported that he will continue to make short term investments in the hope that the financial market will stabilize in the near future.

Tom pointed out an error on his report, that being that the outstanding receivables in May have decreased by \$7.00, not *to* \$7 as printed.

Cathy McElroy moved and Sheilah Reynolds seconded that the Treasurer's Report be accepted as corrected. All were in favor and the motion passed unanimously.

UNFINISHED BUSINESS

- A. Gates: Jim Wilkison, representing the Gate Committee, gave a progress report. He stated that the digging would start the next day. All signs have been ordered and some have arrived. Photographs and some actual signs will be presented to the Board at the next meeting. All lights are up and the electricity is installed. The concrete work will be next and the bollards will be installed. Then will come the paving, fencing and shrubbery. Jim stated that the July 15 completion date still holds. **Cathy McElroy moved and Tom Dovey seconded that the Gate Committee be authorized to put in a fence as presented to the Board for traffic control at the gates. All were in favor and the motion passed unanimously.**
- B. Decal Meeting: Dan Seeds gave an overview of the procedure for installing the decals and the instructional meeting to be held on Friday on this subject.
- C. Ad Hoc Committee: Pat stated that they are now waiting for approval of the encroachment permit.
- D. Notices in Homes that are for Sale: A proposed notice has been made up to be placed in the homes that are for sale concerning the covenants and restrictions in Myrtle Trace. Cathy McElroy volunteered to revise the wording so it would fit on one page. She will then present it to the Board for approval for placement in a plain frame to be displayed in each home that is for sale.
- E. Communications Committee: Sheilah Reynolds stated that she will delegate a person to monitor the inside bulletin board to ensure that there is a current copy of the News and Views in plain sight.

NEW BUSINESS

- A. Renters: There was a discussion of how to make sure all renters are given all information and courtesies which are given to a homeowner when moving into the community. It was decided that a way to do this would be according to mailbox name changes. It was agreed that all such changes would be communicated to the Longnecksers so the renters would be included in the welcome visit. This will also be mentioned in a future publication of the News and Views.

Cathy McElroy moved and Sheilah Reynolds seconded that the meeting be adjourned at 11:20 a.m. All were in favor and the motion passed unanimously.

Respectfully Submitted,

Lee Besemer