

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

BOARD OF DIRECTORS MEETING . June 15, 2011

**CALL TO ORDER:** The meeting was called to order by Board President Cathy McElroy at 9:00 a.m.

**ATTENDANCE:**

Board Members present were Cathy McElroy, Sally Herstine, Peter Bevan and Dave Atkins. Committee Members present were Suzanne Owens of Activities Committee, Pat Hosford of Architectural Review Committee, Ted Ackley of Communications Committee, and Lyle Kershner - Property Committee. Guests present were June Darville, Trudy and Charles Johnson, Nancy Southard, Barbara Artz, Sue Sorrell, Jenny Jenemann, Diane Gascoigne, Nancy Murphy and Renzo Falcinelli representing the Past Presidents Council. Also present were Dan Seeds and Lee Besemer.

The Board welcomed the following new residents:

Allen and Linda Butterfass of 171 Glenwood

**David Atkins moved and Peter Bevan seconded that the minutes of the May 18, 2011, meeting be approved as submitted. All were in favor and the motion passed unanimously.**

**ACTIVITIES COMMITTEE**

The verbal report of the Activities Committee was accepted.

**ARCHITECTURAL REVIEW COMMITTEE**

The written report of the Architectural Review Committee was accepted.

**PROPERTY COMMITTEE**

The written report of the Property Committee was accepted.

**COMMUNICATIONS COMMITTEE**

The written report of the Communications Committee was accepted.

**BOARD OF DIRECTORS BUSINESS ITEMS**

**TREASURER'S REPORT**

The Treasurer's Report was accepted as submitted and filed for audit.

**UNFINISHED BUSINESS**

1. Unleashed Pet Violations: **Sally Herstine moved and David Atkins seconded that the Animal Control Policy be accepted as distributed. All were in favor and the motion passed unanimously.**
2. ARC Guidelines: The revised ARC Guidelines were distributed and will be voted on next month.
3. Common Properties Guidelines and Restrictions were distributed.
4. Quail Lake: A proposal to cut back the vegetation in Quail Lake, leaving 3 to 4 ft. along the bank for the entire length of the lake, was received. **Peter Bevan moved and Sally Herstine seconded that the Board accept the agreed upon price of \$2,500 to cut back the growth in Lake Quail. All were in favor and the motion passed unanimously.**

5. Low Lake Levels: All pumps are operating at maximum but cannot keep up with the evaporation caused by high temperatures and low rainfall.

#### NEW BUSINESS

1. Retaining Walls: The Board restated the policy made in 2007 that requests for retaining walls will be given to the ARC. Sub-Committees from ARC and Property will work together on each request, using one design for all retaining walls, that design being the one adopted in 2007. If there is a non-agreement between the two groups, the Board will determine the outcome. Concerning the board placed on the lake bank of a home on Cedar Ridge, the Sub-Committees must get together and come up with a solution and bring it to the next Board meeting.
2. ARC Approval Form: **Sally Herstine moved and David Atkins seconded that the Board approve the revised ARC Project Request Form. All were in favor and the motion passed unanimously.**
3. Parking of Non-Allowable Vehicles in Driveways: A policy of fines based on non-compliance will be put in writing and voted on at next Board meeting.
4. Property Committee Items:
  - Lyle Kershner restated the policy that no complaints regarding any services can go directly to Mr. Hardee or his employees but must go through the Chairman of the Property Committee instead.
  - At Lyle Kershner's request, the word "easement" will be changed to "encroachment" on the retaining wall release form.
  - There will be an "open enrollment period" for those property owners wishing to do their own maintenance. A letter must be submitted to the Property Committee by 7/31/11 expressing this desire.
  - The fountain in Lake Oriole will be turned off temporarily and an aerator will be installed. **Peter Bevan moved and Sally Herstine seconded that the Property Committee be authorized to spend the agreed upon price of \$4,274 to install a three-headed aerator in Lake Oriole. All were in favor and the motion passed unanimously.**
5. Correspondence: Thank you notes for memorial gifts were read.

**Cathy McElroy moved and Sally Herstine seconded that the meeting be adjourned at 10:45 a.m. All were in favor and the motion passed unanimously.**

Respectfully Submitted,

Lee Besemer