

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

BOARD OF DIRECTOR'S MEETING – March 21, 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 three residents; Basil Price, Don McKenna and Bill O'Neill. The Board recognizes their contributions to the community and stated that they will be missed.

Jay requested that all cell phones be turned off for the duration of the meeting and that this policy be adopted at all Board meetings in the future.

**ATTENDANCE:**

Board Members present were Nancy Murphy, Jay Sharp, Jack Mehl, and Tom Gray. Committee Members present were Pat Hosford – ARC, Joe Johns as Property Committee representative in Ron Crow's absence and Beth Crow - Activities. Guest present was Harold Bussard. Also present were Dan Seeds and Lee Besemer.

The minutes of the Reorganization meeting held on February 17, 2007, were reviewed. **Tom Gray moved and Nancy Murphy seconded that these minutes be accepted as submitted. All were in favor and the motion passed unanimously.**

The draft minutes of the February 21, 2007, meeting were reviewed. **Nancy Murphy moved and Jack Mehl seconded that the minutes be accepted as submitted. All were in favor and the motion passed unanimously.**

Jay then recognized the guest to the meeting, Mr. Harold Bussard of Hickory Drive and asked him to address the issues that brought him to the meeting. Mr. Bussard stated that he would like to have the wild area behind his house cleared out, at least going back 25 ft. Jay Sharp and Jack Mehl have inspected the area and they feel it should be left as it is. The Property Committee has reviewed the situation and agree with the Board's decision in this matter. They feel that this is a forever wild area and the policy is to keep these areas as they are. The purpose of these areas is to create wildlife refuge, reduce noise pollution and to help prevent intruders from coming onto the property. Jay asked Joe Johns to have the Hardee group to keep the area free from debris in the ditch. On a similar subject Pat Hosford reported an area near Burning Ridge Road and Myrtle Trace Drive which is full of debris and the Board asked Joe Johns to pass that on to the Property Committee also.

Since there were no other issues to be discussed by the guest, the meeting proceeded with its usual agenda.

**ACTIVITIES COMMITTEE**

Beth Crow gave a review of the Activities Committee minutes and invited questions and comments.

Tom Gray praised the Activities Committee for the excellent antique toy display and presentation which was done by a resident and commented that there are a great deal of areas of expertise represented in this community and was happy to see them being shared with others. The Board was in agreement with Tom's comments.

**Nancy Murphy moved and Jack Mehl 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.

The subject of the approved material for retaining walls was discussed. The wood which is required in the specifications for an approved retaining wall for Myrtle Trace residents is no longer available in this area and the nearest location for buying it is Wilmington and then only in very large lots. Pat distributed a specification guide for material which can be purchased nearby. Pat requested that this specification guide be used for retaining walls in the future. The Property Committee is in agreement with ARC's request. **Jack Mehl moved and Tom Gray seconded that the change in the standard for material for use in retaining walls be accepted as presented by the ARC. All were in favor and the motion carried unanimously.**

**Tom Gray moved and Jack Mehl seconded that the ARC report be accepted as submitted. All were in favor and the motion passed unanimously.**

#### PROPERTY COMMITTEE

Joe Johns presented the attached report of the Property Committee and gave a review of the items on the report.

The irrigation of grass in the front portion of a resident's yard was discussed. The Association is responsible for replacing sod if there is irrigation installed on the property but if there is no irrigation system the sod will not be replaced.

The pool decking will be repaired by two residents who submitted the low bid for the work. The problem of Workers' Compensation insurance needs to be resolved and a waiver will need to be signed for this issue.

The new parking area at the clubhouse is on hold for the present time.

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

#### UNFINISHED BUSINESS

- A. Gates/Road Issues: Joey Singleton, a lawyer who is familiar with issues being discussed in Columbia and how they are handled, will meet with the Board on these subjects and a work session will be scheduled.
- B. Fountains/Lakes/Property Issues: The five year plan for fountains will be placed on hold for the time being. There is a problem with a five year plan since this Board cannot make a commitment for future Boards.

- C. Gate Issues: Will be discussed under new business
- D. Parking Lot Extension: This matter was tabled for the time being.
- E. Tame Ducks in Phase VIII: Hardee's people are continuing in their efforts to relocate these domesticated ducks.
- F. Tern Lake/Portrait Homes: Pat Hosford again registered an appeal that the Board take action to improve the condition of Tern Lake. Dan Seeds will research this problem and get a solution to the problem. He will then discuss with our attorney Portrait Homes' legal responsibility and, if necessary, take court action against them.

#### NEW BUSINESS

- A. Annual Audit Report: Dan Seeds presented the Annual Audit Report. **Nancy Murphy moved and Tom Gray seconded that the Board accept the Annual Audit Report as presented. All were in favor and the motion passed unanimously.**
- B. Sign for Activities: The Activities Committee has requested that a sign be placed on Myrtle Trace Drive before an activity announcing the activity as a reminder to residents. The Board agreed that the Activities Committee use the bulletin boards which are provided for their use, both inside and outside, along with the new web site. **Tom Gray moved and Nancy Murphy seconded to disallow a sign on Myrtle Trace Drive announcing an activity at this time. All were in favor and the motion passed unanimously.** Jay will send a letter to the Activities Committee stating this decision.
- C. Irrigation Refund Policy: Dan stated a need to redefine this policy. He asked that the Property Committee develop such a policy with Dan's guidance in order to set up parameters for this policy.
- D. Replacement of Fountain in Lake Bunting: A replacement for the fountain in Lake Bunting was discussed. **Jack Mehl moved and Tom Gray seconded that the fountain in Lake Bunting be replaced. All were in favor and the motion passed unanimously.** The installation of a fountain for Lake Bunting will be scheduled.
- E. Rest Area for Phase VIII: Joe Johns reported that the material cost for this project would be approximately \$460 and Al Hardee's people would do the labor. **Nancy Murphy moved and Tom Gray seconded that the Property Committee get a quote from Al Hardee to do the labor on this project. All were in favor and the motion passed unanimously.**
- F. Replacement of Pool Decking: Two local contractors, Tom Hannigan and Kelly Bledsoe, have submitted the low bid to repair/replace the pool decking. They would need a business license which would be their responsibility and they would have to sign a waiver disclaiming any claim for damage and/or personal injury. Dan Seeds recommended that the Board accept their proposal. **Tom Gray moved and Nancy Murphy seconded that the Board accept the proposal as presented to repair the pool decking for a price not to exceed \$5,000. All were in favor and the motion passed unanimously.**
- G. Community Telephone Directory: The new telephone directory has been completed and is ready for distribution. Any resident wishing to have an extra copy can purchase one for one dollar by contacting Ted Ackley. **Jack Mehl moved and Nancy Murphy seconded that the Board approve the invoice from Ted Ackley in the amount of \$240 for printing the new telephone directory. All were in favor and the motion passed unanimously.**

**Tom Dovey moved and Jack Mehl seconded that the meeting be adjourned at 10:55 a.m. All were in favor and the motion passed unanimously.**

Respectfully Submitted,

Lee Besemer