

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

BOARD OF DIRECTOR'S MEETING – March 19, 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, Jack Mehl, Tom Gray, Tom Dovey and Jack Von Deck. Committee Members present were Pat Hosford - Architectural Review Committee and Ron Crow - Property Committee. Also present were Dan Seeds and Lee Besemer.

Guests present were Michele Grandell, Ron Longnecker, Renzo Falcinelli, Dick Smith, Al Robertson and Bill Besemer.

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

The Board honored the memory of deceased residents Agnes Slack and Charles Watson.

The draft minutes of the February 20, 2008, meeting were reviewed. **Tom Dovey moved and Jack Mehl seconded that the minutes be accepted as submitted. All were in favor and the motion passed unanimously.**

As the first order of business, Tom Gray called on Ron Longnecker who had requested time to address the issue of bulkheads in Myrtle Trace. Ron passed around a folder of photographs of all bulkheads currently installed in the community. Ron stated that most of these bulkheads had been constructed on association property, not homeowners' property, and he felt there were certain risks in doing this. He mentioned possible problems such as future homeowners maintaining the bulkheads which were installed by a previous homeowner, liability risks connected to accidents or faulty design of the bulkhead, and reducing the area of a stormwater pond which is the classification of our lakes.

After Ron Longnecker presented his report, Tom Gray opened the discussion to other guests and members on this subject. He also expressed his concern for legal ramifications in the event of an accident.

Dick Smith added his comments on this subject concerning the effect the bulkheads have on the appearance of the community and stated that right now they are not attractive since there is great inconsistency in the type of bulkhead and where they are placed.

Renzo Falcinelli stated that he feels that random bulkhead construction is destroying the beauty of our community and also is concerned with legal issues in the event of an accident. Renzo also questioned the purpose of having bulkheads to begin with. He feels that the majority are built for the purpose of enlarging a yard, not to eliminate erosion of the lake bank and also felt that there were other methods of stopping erosion to the lake banks.

Al Robertson stated that after a bulkhead is constructed the water is deeper at the edge of the pond and could, therefore, present a greater danger when children are playing around the water's edge.

Jack Mehl questioned the guests as to whether they are suggesting that current bulkheads be removed. Renzo stated that that could not be done as all of the bulkheads were approved and were constructed according to the specifications as approved by the Board. Dick Smith felt that removal would be an Association problem, not a homeowner problem and if they were to be removed it should be at Association expense, as all of the bulkheads had been constructed legally and with approval of the Board. Al Robertson felt that an estimate should be obtained for the cost of reimbursing homeowners in the event the bulkheads were to be removed.

Tom Gray stated that nothing would change from its current status without the Board doing complete investigation and fact-finding on the issue. He stated that there was a possibility that the county stormwater committee would be able to give some insight into this issue also. He thanked the guests for their input on this subject. A copy of the letter from Ron Longnecker and also one from Renzo Falcinelli will be filed with the official minutes from this meeting.

ACTIVITIES COMMITTEE

In Beth Crow's absence, the Board reviewed the minutes of the Committee. Tom Dovey mentioned that a replacement for Beth as Chairperson had been named, that being Dick Sievers. He will take over the position starting June 1, 2008. Jack Von Deck will attend the Activities Committee meetings in the future.

The Board stated their appreciation of a job well done by Beth Crow and a letter of appreciation will be sent to her.

Tom Dovey moved and Jack Von Deck seconded that the Activities Committee Minutes be approved as submitted. All were in favor and the motion passed unanimously.

ARCHITECTURAL REVIEW COMMITTEE

Pat Hosford presented the ARC Report from the meetings of 2/25 and 3/10.

The unkempt property on Timberline still needs to be cleaned up. A letter was sent to the homeowners and they were given 30 days to clean up the property or the Board would have it cleaned and the property owner would be billed for the work. The 30 day period has now expired and Pat asked for Board approval to carry out the above plans. The Board asked Pat to get 3 estimates to have the work done, present the estimates to the homeowner and if the homeowner did not pick one to do the work the Board authorized Pat to choose one of the estimates and have the work done. In this case, the homeowner would be billed for the work.

Pat informed the Board that a meeting had been held with the ARC/Property Committee sub-committee on retaining walls and Ron Longnecker concerning the items discussed at today's meeting by the guests. Pat will share her thoughts on this subject later in the meeting.

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

PROPERTY COMMITTEE

Ron Crow gave a review of the Property Committee Report.

There was a discussion concerning the new roofing for the cabana and the maintenance building. This project needs to be completed this year. Dan will get more bids for tearing off the old roof rather than doing a nail-over. **Tom Dovey moved and Sheilah Reynolds seconded that we have the old roof torn off down to the wood, have the wood repaired and new shingles installed with the provision that the contractor have all the proper licensing and insurance. All were in favor and the motion passed unanimously.**

Ron Crow requested that dates for opening and closing the pool in 2008 be established. It was agreed that the pool would open on May 1, 2008, and would close on September 30, 2008, and Ken's Pools would be advised of these dates. The new gate at the pool entrance has been started and will be completed by May 1.

Ron Crow announced that he would be resigning as Chairperson of the Property Committee with immediate effect. He stated that he feels he had done this job for more than 6 years and it was time for a new outlook from a different chairperson. He also feels that this coincides nicely with Beth Crow's resignation as Chairperson of the Activities Committee. The Board thanked Ron for doing an excellent job as Property Committee Chairperson and stated that he would be missed. A letter of appreciation will be mailed to Ron's home.

Tom Dovey moved and Jack Von Deck seconded that the Property Committee Report be approved 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.

Dan Seeds recommended that we leave our investments where they are at this time since the rate of return is currently so low. Dan will look into bonds and other forms of investments with high rates of return.

Jack Von Deck moved and Sheilah Reynolds seconded that the Treasurer's Report be accepted as submitted. All were in favor and the motion passed unanimously.

UNFINISHED BUSINESS

- A. Electrical Work in Clubhouse: This work has been completed as reported by the Property Committee.
- B. Plantings at Candlewood and Myrtle Trace Drive: Hardee will maintain this area.
- C. Retaining Walls/Bulkheads: Pat Hosford gave the Board some background on retaining walls and bulkheads in Myrtle Trace. She stated that they go back many years and were originally created to control erosion of the lake banks. There have been many different types over the years, all approved by past Boards. The current guidelines were written to ensure that consistency would prevail and many sources of information and advice and guidance were collected from contractors, engineers, architects and marine experts to ensure the best possible wall in all respects. The result is a much better system and process than was in place in the past. The Board approved the newest, easy-to-understand specifications and two have been constructed in Myrtle Trace following the new guidelines. They include sturdy tie-backs to ensure that the walls do not

shift. Also under the new guidelines, the process to determine where the wall can be placed has been spelled out without any chance of misinterpretation in order to ensure consistency on the shoreline. Pat feels that the purpose of these walls remains to control erosion which is caused by the raising and lowering of the water level in our lakes.

- D. Follow-Up on Stray Animals: The proper manner of handling stray animals was discussed. These animals must be trapped and the Horry County Police Environmental Services Department will come and remove these animals. **Jack Mehl moved and Tom Dovey seconded that a trap be purchased by the Association for use by homeowners for this purpose. All were in favor and the motion passed unanimously.**

NEW BUSINESS

- A. Annual Meeting for 2009: The date of February 14, 2009, has been reserved for next year's meeting. The time, place and rental fee is the same as this year's meeting. **Tom Dovey moved and Jack Von Deck seconded that a check in the amount of \$250 be authorized for the rental for the meeting. All were in favor and the motion passed unanimously.** Sheilah Reynolds will deliver the check as soon as possible.
- B. Transfer of Common Ground: The transfer to the Association of all common ground, including the ground under the road beds, has been completed. A Warranty Deed for all of International Paper property to the Myrtle Trace Homeowners Association has been recorded.
- C. Neighborhood Watch Committee: Jack Von Deck showed the new magnetic signs which the Neighborhood Watch representatives will be displaying on their automobiles as they tour through the community at random times. Jack also presented the Mission Statement for this committee and Tom Gray requested that this be held until next month's meeting.

Jack Von Deck moved and Tom Dovey seconded that the meeting be adjourned at 11:30 a.m. All were in favor and the motion passed unanimously.

Respectfully Submitted,

Lee Besemer