

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

BOARD OF DIRECTOR'S MEETING – March 18, 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, Jack Von Deck and Cathy McElroy. Committee Members present were Mary Frances Williams – Activities Committee, Pat Hosford – Architectural Review Committee and Lyle Kershner - Property Committee. Also present were Jay Sharp representing the Past Presidents' Council, Michelle Grandell (Guest), 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 residents Bette Hair of 213 Cedar Ridge Lane and Leo Wever of 219 Beechwood Court. The Board members agreed that condolences to the families of deceased residents would be posted on the web site and remain there for the same length of time as the flag is lowered.

The Board also welcomed new resident Ralph Horning of 123 Laurelwood Lane.

The draft minutes of the February 18, 2009, meeting were reviewed and amended. **Tom Dovey moved and Jack Von Deck seconded that the minutes be accepted as amended. All were in favor and the motion passed unanimously.**

ACTIVITIES COMMITTEE

Mary Frances Williams gave a review of the Activities Committee meetings of 3/9. She announced that there was a correction to be made on the minutes and that was in the recording of the Treasurer's Report. The Actual Income on that report should be shown as \$721.12 rather than \$599.31.

Mary Francis reported that the next two movies to be shown at the Clubhouse would be "Freedom Writers" and "Second Hand Lion". She also announced that the Blackjack Tournament had to be cancelled for April due to health issues of the people who were organizing that activity.

The Board members reminded Mary Francis that the Activities is a non-profit organization and the committee must be careful about the amount of money being held in reserve for future activities. Mary Francis acknowledged that they are aware of that situation and are about to spend some money on replenishing supplies already used and preparing for future activities. She stated that they would stay aware of the amount of money in the treasury.

Cathy McElroy questioned the Board members about her role in the Activities Committee now that she is on the Board and is not the Board Liaison for the Activities Committee. The Board instructed Cathy that she is certainly welcome to attend the meetings and to organize the activity which has been assigned to her but that she should not vote on any issues that come up in the Activity Committee meetings nor should she express any opinions of the Board while at those meetings.

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

ARCHITECTURAL REVIEW COMMITTEE

Pat Hosford presented the minutes of the ARC from their meetings of February 23 and March 9.

A letter has been sent to the property owner on Berry Tree Lane where a pick-up continues to be parked in the driveway. Since there was no response to that letter, Pat asked permission to contact our lawyer concerning the issue. The Board agreed that that should be the next step and Dan Seeds said he would take care of discussing it with our lawyer.

Pat distributed a “Tree Removal Proposal” to the Board which had been compiled by the ARC. This proposal dealt with a method of identifying when a tree has been authorized for removal by ARC and also proposed a system of fines for unauthorized tree removals. The Board agreed with the ideas presented in this proposal and Dan Seeds will present it to our lawyer for her comments. **Sheilah Reynolds moved and Cathy McElroy seconded to accept this proposal subject to our lawyer’s approval. All were in favor and the motion passed unanimously.**

Pat brought to the Board’s attention that the feral cat problem is becoming worse in the community and asked for Board suggestions about how to deal with this problem. Dan Seeds mentioned that the HOA owns two traps which could be used but there was concern about residents’ pets becoming victims of these traps. Dan will check with the nuisance wildlife people to get a price for picking up these cats.

Sheilah Reynolds moved and Tom Dovey 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 March 10.

Lyle announced that there were three new prospective members of the Property Committee, those being Earl Lee, Jim Wilkison and Al Robertson. **Sheilah Reynolds moved and Jack Von Deck seconded that the three new members as stated be accepted into the Property Committee. All were in favor and the motion passed unanimously.** Lyle also stated that the Road Maintenance sub-committee would consist of Al Robertson, Joe Johns and Jim Wilkison and that gate maintenance would be the responsibility of this committee once the gates have been installed.

Mrs. Michelle Grandell of Cricket Court then introduced herself and Lyle addressed the issue in which Mrs. Grandell was involved. Mrs. Grandell’s house is on the end property of Cricket Court, the first townhouse on the right side as you enter Cricket Court. She would like to have the dead material cleared out of the common ground between her house and Myrtle Trace Drive. Lyle reported that Al Hardee’s people are planning on cleaning out all the dead branches and limbs this week or next and they will be instructed to maintain the area in the same manner as the areas behind the houses on Hickory Drive along Myrtle Trace Drive.

Mrs. Grandell brought up the question about what areas require Board approval and what can be done by the Property Committee on its own. It was explained that general cleaning up of the land falls under Property Committee jurisdiction but removing plant material would require Board input. It was

also explained that if a homeowner is not satisfied by a response or action from the Property Committee, the matter should be brought to the Board. The matter being settled, the Board thanked Mrs. Grandell for her interest and for bringing the issue to the Board.

Lyle reported that all projects for the clubhouse have been completed. The files have been purged and the old files packed up, labeled and stored in the attic storage space. The new card tables have been obtained and the old ones have been disposed of.

Due to the date of the next Property Committee meeting being only one day before the Board meeting, Lyle stated that the report next month would more than likely be oral, followed up by a written report the following month for the files.

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 there were five delinquent accounts and to the question of what process is followed to retrieve delinquent accounts, his response was that Karen Bevan, our Accounts Receivable person, makes a call to the homeowner and if she does not get a favorable response she sends a bill and the final step is alerting our lawyer to put a lien on the property.

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. Gates and Roads Update: The gate committee will gather information for the Board with options such as raising/swinging gate, etc., and will present cost/benefit information on several varieties to the Board. Dan Seeds asked the Board to provide guidance to the Property Committee as to how much convenience was to be provided to the residents' use of the gates. The Board expressed the opinion that the equipment should recognize only vehicles owned by residents and permit passage promptly to avoid traffic back-ups. Several residents in the community have past experiences with gated communities and those residents will be asked to share their experience with the committee.
- B. Roads: Dan reported that a quit claim deed was filed but was incomplete so it will have to be revised by the county.
- C. Ad-Hoc Committee: Pat reported that they will be meeting the next day to measure out the easements along Burning Ridge road to see where plantings can be made.
- D. Pool Rules: The 2009 Pool Rules were reviewed and changes were made by the Board. **Sheilah Reynolds moved and Tom Dovey seconded that the 2009 Pool Rules be accepted as amended. All were in favor and the motion carried unanimously.**
- E. Annual Meeting Minutes: The draft of the minutes from the 2009 Annual Meeting were reviewed and two changes were made. **Sheilah Reynolds moved and Jack Von Deck seconded that the minutes be approved as corrected. All were in favor and the motion carried unanimously.**
- F. Cost of Annual Meeting: Tom Gray reported that since the cost of renting the auditorium for next year's annual meeting had increased from \$250 to \$275, an email vote by Board members had resulted in Sheilah Reynolds' being authorized to spend \$275 for next year's meeting.

NEW BUSINESS

- A. Communications Committee: This report was tabled until next month.
- B. ARC/Property Joint Meeting: Pat presented copies of a brochure describing a wetlands carpet which is available for use along lake banks to provide erosion control. The Board members were impressed with the idea and Pat is going to look into obtaining a sample to install in the community for all to observe.

Tom Dovey moved and Cathy McElroy seconded that the meeting be adjourned at 12:30 p.m. All were in favor and the motion passed unanimously.

Respectfully Submitted,

Lee Besemer