

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

BOARD OF DIRECTOR'S MEETING – May 16, 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 four residents: Charlene Kittredge, Henry Reynolds, Ron McCrea and Dorothy Phillips. The Board recognizes their contributions to the community and stated that they will be missed.

ATTENDANCE:

Board Members present were Nancy Murphy, Jay Sharp, Jack Mehl, and Tom Dovey. Committee Members present were Pat Hosford – ARC, Ron Crow - Property Committee and Beth Crow - Activities. Guests present were Barbara and Ron Artz of Glenwood Drive. Also present were Dan Seeds and Lee Besemer.

The draft minutes of the April 18, 2007, meeting were reviewed. **Tom Dovey moved and Nancy Murphy seconded that the minutes be accepted as submitted. All were in favor and the motion passed unanimously.**

ACTIVITIES COMMITTEE

Beth Crow gave a review of the Activities Committee minutes and invited questions and 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 retaining walls was again discussed. Pat stated that members of the ARC did another inspection of the retaining wall being built in Phase VIII and assured the Board that although the first wall built along a lake bank sometimes appears to be jutting out past the shore line, it does all fall into place when the area is completed. The Committee found this particular wall to be following the line as required.

Also on the subject of retaining walls, Pat reported that the ARC and the Property Committee are currently reviewing the regulations for retaining walls to make sure they are still viable. The Committees will report back to the Board on this subject.

Pat reported that the item pending regarding the white border edging has been settled as the edging has been removed.

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

PROPERTY COMMITTEE

Ron Crow presented the report of the Property Committee and gave a review of the items on the report.

There was a discussion on the subject of who determines permission for tree removals on common ground. It was reestablished that it is the responsibility of the ARC to control this on private property and the Property Committee's responsibility on common ground. Jay Sharp reemphasized the fact that everything done on common ground must go through the Board of Directors so questions can be answered and action taken. Common ground is defined as the area between individually owned property and the county Right-of-Ways.

The theft of the American flag and the South Carolina State flag was discussed. A solution to prevent flag theft in the future is being worked on by the Property Committee.

Dan Seeds suggested curtailing the use of fountains during the current drought and also during windy conditions. The Board was in agreement to this suggestion.

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

UNFINISHED BUSINESS

- A. Common Property/Phase VIII: Dan Seeds reported that the deeds to the common property in Phase VII are in the hands of International Paper for signature and will be in our lawyer's possession in one week.
- B. Gate/Road Issues: Jay Sharp reported that at the County Council meeting the previous evening, our representative, Carl Schwartzkopf, made a recommendation to remand the gate issue back to the Council, even though he had assured our Board members that the vote would go in our favor. Jay then received a call from Mr. Schwartzkopf on the following morning that one Council member had changed his vote and that this was the reason Mr. Schwartzkopf requested to have the issue remanded back to the Council. The next meeting will be held on June 19 and the Board will be soliciting support from all residents. The next issue of News and Views will be devoted almost entirely to this subject. Jay also stated that we need more support from our lawyers and a letter will go to Joey Singleton stating our position and what is needed from him.
- C. Tern Lake: Jack Mehl gave a report on the County action on the dredging of Tern Lake. He also stated that they will add a bulkhead so that the water we pump into the lake will stay in the lake rather than back-flowing up to Portrait Homes. Jay introduced the guests at this meeting, Ron and Barbara Artz who live on Glenwood Drive and whose back property ends at Tern Lake. Mr. and Mrs. Artz stated their dissatisfaction with what the County did to the property behind their house. They stated that the County brought in very large equipment to do what was an apparently small job since they did not spend much time doing the actual dredging. In the process, they destroyed many trees and bushes and one very large pine tree in particular had to be removed because of their equipment. Jack will meet with the County to see what they plan to do about the damage done. Dan and Jack made arrangements with Mr. and Mrs. Artz to check out the trees in the area and the damage done behind the property in question.. Jay Sharp thanked Mr. and Mrs. Artz for their interest in Myrtle Trace and for bringing this issue to the attention of the Board.

- D. Evening with the Board and Hurricane Seminar: Both of these events are in the process of being set up and announcements will be made to all residents shortly.

NEW BUSINESS

- A. Theft Report: This was discussed in the Property Committee portion of the meeting. The flags have been replaced.
- B. Correspondence/Fountains: There was a discussion concerning the fountain which has been installed in a different spot in Lake Bunting than it was originally. **Tom Dovey moved and Nancy Murphy seconded that a different head be placed on the fountain to try to change the way the fountain looks and that the letter writers be informed of this decision. All were in favor and the motion carried unanimously.**
- C. Viability of the Five Year Fountain Plan: The Board agreed that this five year plan be suspended and taken off the agenda.
- D. Keys to Storage Areas: At Jay Sharp's request, Beth Crow distributed a key for the Activities closet to each Board member.
- E. News and View Articles: Jay suggested to the Board members that more people should get involved in writing articles for the News and Views and that these articles should deal with things that are scheduled to happen in the future, rather than only reporting on events after the fact.
- F. Other: Pat Hosford brought up the subject of two retail stores which are planning to build on 501. These stores would come very close to the homes on Walnut Circle and Pat felt that action now while the stores are in the planning stages would be beneficial to Myrtle Trace; namely asking the stores to allocate some of the land for a buffer of trees between their property and Myrtle Trace. Jay informed Board members that this could not be done until the retail stores officially announce their plans to build in the area in question. All agreed that this must be done on a timely basis before plans are finalized for the actual building.

Tom Dovey moved and Nancy Murphy seconded that the meeting be adjourned at 11:55 a.m. All were in favor and the motion passed unanimously.

Respectfully Submitted,

Lee Besemer