

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

BOARD OF DIRECTOR'S MEETING – May 23, 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, Tom Gray, Tom Dovey and Jack Von Deck. Committee Members present were Pat Hosford - Architectural Review Committee, Mary Francis Williams – Activities Committee, and Lyle Kershner - Property Committee. Also present were 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 resident Charles Wood.

The draft minutes of the April 16, 2008, meeting were reviewed. **Sheilah Reynolds moved and Jack Von Deck seconded that the minutes be accepted as submitted. All were in favor and the motion passed unanimously.**

**ACTIVITIES COMMITTEE**

Mary Francis Williams gave a review of the minutes of the Activities Committee. A typographical error in the amount of money returned from the cancelled luncheon at Horry Georgetown Tech was changed from \$108 to \$180.

Mary Francis reported that during the summer months, all activities will cease with the exception of the monthly pot luck dinners.

The meeting date for the Activities Committee has been changed and the meetings will now take place on the fourth Monday of every month. Because of this, she advised the Board that there would be no minutes and no report from the Activities Committee at the June Board meeting.

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

**ARCHITECTURAL REVIEW COMMITTEE**

Pat Hosford presented the ARC Report from the meetings of 4/14, 4/28 and 5/12.

Pat was pleased to report that all discussion items on these three reports have been corrected with the exception of two. Those two items will be acted upon.

Pat distributed the Mission Statement for the ARC and Tom Gray stated that item would be discussed later in the meeting.

**Tom Dovey moved and Jack VonDeck 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.

There was a discussion of the poor drainage in some of the back yards on Berry Tree Lane. Lyle explained that over the years, some of the back yards have been extended a little bit at a time towards the golf course and, as a result, many of the yards have been landscaped and flowers planted on property which does not belong to the homeowner but rather belongs to the golf course. Because of this, some of the flooding and poor drainage problems which a homeowner experience is not really a Myrtle Trace problem but actually is a golf course problem. Lyle will continue to investigate this matter to determine if it calls for any action by our Homeowners Association.

The wild animal which had entered the cabana via a hole which it made in the roof is now gone and the roof will be patched within the next few days. The roof on the cabana and on the maintenance building will be replaced after the pool is closed for the season.

Lyle Kershner brought to the Board's attention several safety items in the clubhouse which need to be addressed. The fire extinguishers need to be inspected annually and, since they are overdue for this inspection, they are currently away from the building having this done. Panic hardware needs to be placed on the main doors so that both doors can be pushed open easily to allow for quick egress from the building in case of an emergency. The emergency exit through the storage room was not easy to get to in a hurry due to storage items blocking the way. A passageway has now been made and that path must remain clear in the future. There is no emergency lighting set up for the clubhouse. Lyle will get a quote for emergency lighting and this will also include a price for installing lighted emergency exit signs above the main doors and also above the side door in the storage room. Finally, the certificate showing the maximum capacity for the clubhouse must be displayed.

Tree removal by the ARC was discussed since the Property Committee had discussed this item at their meeting. Pat Hosford assured Lyle Kershner that the two members of ARC in charge of tree removal were very diligent in their jobs and that since ARC had been in charge of tree removal in Myrtle Trace, the removal of trees has been reduced by 50% and whenever possible, a new tree is planted to replace the tree which is being removed. Pat stated that she was very pleased with the tree removal situation but would welcome any suggestions that the Property Committee felt were appropriate. The Board members also commented that they feel the ARC is doing an excellent job in this regard and would not want to change anything from the way it is currently being done. Lyle Kershner thanked Pat for clearing up some of his questions on this subject.

**Jack Von Deck moved and Sheilah Reynolds seconded that the Property Committee Minutes be accepted as submitted. All were in favor and the motion passed unanimously.**

## BOARD OF DIRECTORS

### TREASURER'S REPORT

In Jack Mehl's absence, Tom Gray and Dan Seeds gave a review of the Treasurer's Report.

Dan explained that the two overdue accounts of homeowners dues would be cleared up in the near future as the one property is scheduled for closing and the homeowner at the other residence has set up a payment schedule for making these past due payments.

**Jack VonDeck 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. Cabana Roof and Maintenance Building Update: Discussed in the Property Committee report.
- B. Mission Statements: Pat Hosford submitted the Mission Statement for ARC with Guidelines attached. **Sheilah Reynolds moved and Jack Von Deck seconded that the ARC Mission Statement, as attached, be accepted. All were in favor and the motion passed unanimously.**
- C. Gates/Roads: Our attorneys are not pressing the issue of a date and place for the hearing and there is the possibility that the County may not even contest our case.
- D. Karen Fuss-Environmental Educator: Ms. Fuss will make a presentation concerning how to improve our lakes from an environmental viewpoint following the September pot luck dinner.
- E. Horry County Planning Department Public Hearing: Sheilah Reynolds attended the meeting concerning the new communications tower to be constructed near Phase VIII. A test was made by sending a balloon up in the air the approximate height of the proposed tower and the balloon could not be seen from Candlewood Drive. It could be seen only slightly from the end of Glenwood Drive.
- F. Bulkheads: There was a discussion concerning Association liability in different aspects of a bulkhead. Our attorney feels there should be no concern about ownership of the property on which a bulkhead is built but that we must check out the liability with our insurance people to see if there would be any change in our coverage and/or costs due to a bulkhead. Dan will check that out and will report back to the Board.

## NEW BUSINESS

- A. Storm Water Management Meeting: Jack Mehl attended the meeting and will report to the Board next month.
- B. News and Views: Sheilah Reynolds requested that each committee chairperson submit a monthly article for insertion in the News and Views. If the chairperson would prefer, Ted Ackley has offered to write an article and get approval from the chairperson before it is printed. After a discussion on this subject, it was agreed that possibly a quarterly article would be better for some or all committees. Sheilah will take this suggestion back to the Communications Committee.
- C. Clarification of Age Restriction on Property Ownership: **Sheilah Reynolds moved and Jack VonDeck seconded that Dan Seeds be authorized to communicate to our attorney that the owners of a property where only one meets the age requirement of 55 years are deemed to satisfy that requirement as long as the surviving spouse continues to own and occupy the residence after the death of the qualifying spouse. All were in favor and the motion passed unanimously.**
- D. Neighborhood Watch: **Jack Von Deck moved and Sheilah Reynolds seconded that the Neighborhood Watch Committee be authorized to replenish the supply of window signs at a cost not to exceed \$100. All were in favor and the motion carried unanimously.**
- E. Dredging of Tern Lake: Pat Hosford brought up the improved condition of Tern Lake. Dan Seeds agreed that the water is becoming clearer and there is evidence of fish living in the lake. The feeling was that if the plan to dredge the lake, which has been in the works for several years, was now to take place, all improvements which have been evidenced in the lake would be lost and the lake would go back to the poor condition it has experienced in the past. In view of this, the Board felt that Jack Mehl should convey to the Horry County Storm Water Control Board the Association's desire to cancel any plans for the dredging of Tern Lake.

**Jack Von Deck moved and Sheilah Reynolds seconded that the meeting be adjourned at 11:15 a.m. All were in favor and the motion passed unanimously.**

Respectfully Submitted,  
Lee Besemer

Attachment to Minutes of May 23, 2008

MISSION STATEMENT – ARCHITECTURAL REVIEW COMMITTEE

The mission of the Architectural Review Committee is to work in conjunction with the Myrtle Trace Board of Directors to enforce the Master Declaration of Covenants, Conditions, Reservations and Restrictions. This document has the express purpose of maintaining the original intended appearance of the Myrtle Trace Community. Through the enforcement of the Homeowner's Guidelines and Restrictions, it is the responsibility of ARC to oversee modifications and changes in appearance to the residential structures and homeowner properties in the Myrtle Trace community.