

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

BOARD OF DIRECTOR'S MEETING – May 20, 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 guests Jim Wilkison and Michelle Grandell, Ron Longnecker of the Past Presidents' Council and 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 Robert Miller of 203 Beechwood Court and Jack Light of 202 Cedar Ridge Lane.

The Board also welcomed new residents Audrey Johnson of 113 Cedar Ridge Lane and Susan and Michael Ahlers of 105 Hickory Drive.

The draft minutes of the April 15, 2009, meeting were reviewed. **Sheilah Reynolds moved and Tom Dovey seconded that the minutes be accepted as submitted. All were in favor and the motion passed unanimously.**

ACTIVITIES COMMITTEE

Mary Frances Williams gave a review of the Activities Committee meetings of 4/13 and May 11. Mary Frances announced that she would be taking a break from her participation in the Activities Committee and would not be a member of the Committee for the upcoming year. The Board thanked her for all her work in the past and expressed their desire to see her return to the Committee in the future.

The final activities of this year will be a poolside/clubhouse luau on May 24 and a Pelicans baseball game on Fathers' Day in June. The fun will begin again in September with the Get Acquainted Social on September 20.

There will be no meetings of the Activities Committee in June or July and, therefore, there will be no report at the Board meetings from that Committee for the next two months.

One correction was made to the minutes, that being on the May 11 report on the first page under the heading "Board Liaison". The existing gates will not remain open but rather will remain in position to be used in the event of equipment failure.

Tom Dovey moved and Cathy McElroy 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 April 13, April 27 and May 11.

Pat presented to the Board a proposed article for the News and Views concerning the ARC recommendation regarding tree removal on homeowners' property. This process has been approved by the Board and Pat also presented a proposed sticker to be placed on the homeowner's newspaper box indicating that approval for tree removal on that property had been given by the ARC. **Jack Von Deck moved and Cathy McElroy seconded that the proposed article for the News and Views be approved and that the minutes of the Architectural Review Committee 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 May 12.

Lyle proposed that a thermostatically controlled exhaust fan be installed in the pump room at a cost of \$452.67. This fan would be installed through the cement block wall and would extend the life of the equipment housed in this room. **Tom Dovey moved and Sheilah Reynolds seconded that the installation of this fan be approved of the Board. All were in favor and the motion passed unanimously.**

Lyle has informed the Board that a directive has been passed on to all Property Committee members that Al Hardee will take directions only from Lyle Kershner or, in his absence, Dick Sievers. All problems should be directed through these two people. Lyle also informed the Board that Al Hardee has been instructed that all natural common areas will remain natural and will not be cleaned by Al Hardee. Cleaning of these areas is not a part of Hardee's contract. The Board agreed with these directives.

The placement of a notice in a conspicuous area in each house which is for sale, for the purpose of informing prospective buyers, stating that Myrtle Trace is a covenant controlled community and restrictions are enforced was discussed and a sample of a proposed notice was distributed by Lyle. This suggestion was tabled until a future meeting.

The rules for sod replacement were discussed and Lyle stated that the rules will have to be revamped before next sod replacement season.

Pat Hosford brought up the possibility of an increased fire hazard by leaving the natural areas untouched. Lyle stated that fallen trees and dead limbs will still be removed from these areas.

Tom Dovey moved and Jack Von Deck 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.

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

UNFINISHED BUSINESS

- A. Michelle Grandell/Cricket Court: The Board informed Mrs. Grandell that underground piping would be placed on her property on Cricket Court and trees would be removed to enable this to be done to eliminate the drainage problem. **Tom Dovey moved and Jack Von Deck seconded that the Board President be authorized to pass the letter on to Mrs. Grandell stating that the above work would be done. All were in favor and the motion passed unanimously.**
- B. Gates: **Sheilah Reynolds moved and Jack Von Deck seconded that the proposal from Bidder #1 be accepted for the bar code solution to the gate. All were in favor and the motion passed unanimously.** Jim Wilkison is the Project Manager for the gate project. He will coordinate the contractors for this work. An article will be placed in the News & Views explaining the procedure for the placement of decals on residents' cars. **Tom Dovey moved and Sheilah Reynolds seconded that the administrative function as set up by our Administrative Assistant will be as follows: "The guidelines and procedures for installation of the bar code labels on authorized vehicles are to cover: who gets them, how they are to be obtained, where they are to be attached, and when this will be done. Dan Seeds is to write a News & Views article for approval by the Board to announce this information and describe the steps to be taken to complete the installation of the gates." All were in favor and the motion passed unanimously.**
- C. Roads: Traffic rules must be followed and an article will be written by the Past President's Council. Requesting a digital speed recorder from the county was discussed.
- D. Ad-Hoc Committee: Pat Hosford reported that the encroachment permit application will be mailed and the plantings will be made at the end of the summer or the beginning of cooler weather.
- E. Senate Bill #30: This is a dead issue for now.
- F. Communications Committee: Jim Wilkinson talked about using a program which would enable consistency in communication between members of the Board and offered assistance to any Board member who wanted to download it on their computer. This program is called Open Office. Org.

NEW BUSINESS

- A. Nominating Committee: **Tom Dovey moved and Cathy McElroy seconded that the Board accept the Nominating Committee as presented by Sheilah Reynolds. All were in favor and the motion passed unanimously.**
- B. Animal Control Agreement: Two beaver traps have been set by the County. As far as feral cats are concerned, the County will not trap the cats but they will remove them from the trap if a resident traps them. We have traps which can be used by residents and an article will be written to explain the process
- C. Correspondence: There was communication from a resident regarding flying a flag from a country other than America. The Board will refer the resident to the ARC Guidelines from 10/07, Page 7, which addresses this subject. Sheilah Reynolds addressed the issue of correspondence, emails and telephone calls from residents and stressed the importance of ensuring that every such piece of communication is answered by a Board Member in some manner.
- D. Wal-Mart: Wal-Mart will be opening on June 17. The lights behind the building have been angled down and dimmed two times by County directive and the residents affected are appreciative of that move.

Tom Dovey moved and Jack Von Deck seconded that the meeting be adjourned at 11:35 a.m. All were in favor and the motion passed unanimously.

Respectfully Submitted,

Lee Besemer

