

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

BOARD OF DIRECTOR'S MEETING – May 19, 2010

CALL TO ORDER: The meeting was called to order by Board President Cathy McElroy at 9:00 a.m.

ATTENDANCE:

Board Members present were Sheilah Reynolds, Sally Herstine, Peter Bevan and Cathy McElroy. Committee Members present were Pat Hosford – Architectural Review Committee, Ted Ackley – Communications Committee, and Lyle Kershner - Property Committee. Also present were Tom Gray representing the Past Presidents' Council, Dan Seeds, and Lee Besemer, and guests Fred Silvernail, Ron Petti, Nancy Southard, Jim Patton, Ted Paffenback and Sue Sorrell.

Cathy McElroy requested that all cell phones be silenced for the duration of the meeting.

There were no deceased residents nor new residents since the last Board meeting.

At this time Cathy asked the guests to introduce themselves and to speak on the issues they wished to address.

Ron Petti started the discussion by stating that the guests were present to address the issue of the new directive issued for the maintenance of the common areas adjacent to a homeowner's property and the fact that total maintenance must be done by the homeowner on the common areas, both front and back, and that if total maintenance was not elected, then no maintenance could be done to those areas by the homeowner. Ron stated that he has a contractor doing his lawn and if he is required to maintain his lake bank it would be an additional expense for him to be paid to the contractor. He stated that he did not want the Association to do his front because that would mean having two heavy pieces of equipment riding on his lawn and compacting the soil, along with having two different heights of grass on this front lawn. He also asked the Board to explain why the procedure had been changed.

Fred Silvernail requested that the terminology of "common ground" vs. "right of way" be explained. He also asked for an explanation of Item #3 on the list of requirements as far as "wind blown debris" vs. a tree falling on common ground onto private property.

Jim Patton stated that he felt the wording of the requirements from the Board was dictatorial and agreed with the 2 previous speakers as far as collecting debris from a storm and paying extra to a contractor for maintaining the lake bank.

Ted Paffenback wondered why a system which has worked for 25 years is being changed and why a lawyer is involved. He is concerned about changing the reputation of the Myrtle Trace Homeowners' Association and the easy, friendly feel of the community. He asked what the motivation of this change was.

Sue Sorrell expressed concern about the danger of some of the physically challenged residents trying to maintain the lake banks, some of which are very steep and uneven. She also wondered if it would be the responsibility of the homeowner to repair any deterioration of the lake banks.

Ron Petti closed the guest portion of the meeting by stating that this is a passive community and most residents will not come to a meeting and gripe even though they are unhappy as they feel intimidated by complaining at a Board meeting. All guests agreed that Al Hardee and his employees are doing a great job of keeping our community beautiful.

In an effort to answer some of the questions and issues brought up by the guests, Cathy McElroy explained that this change is being made because the current method should never have been allowed. She said that 152 residents were doing the maintenance themselves but not everyone was doing a good job and when sod had to be replaced, all residents were paying for the sod replacement. She said that the Covenants state that the common property is taken care of by the Myrtle Trace Homeowners' Association. Cathy passed out an explanation sheet which was designed to answer some of the questions which had arisen.

Lyle Kershner confirmed that if a tree falls onto private property from common ground, the Property Committee is still responsible for cleaning it up.

Cathy McElroy thanked the guests for their concerns and their interest in the community and invited anyone who wished to stay for the remainder of the meeting. All of the guests left at that time.

The draft minutes of the April 21, 2010, meeting were reviewed. **Sheilah Reynolds moved and Sally Herstine seconded that the minutes be approved as submitted. All were in favor and the motion passed unanimously.**

ACTIVITIES COMMITTEE

There was no representative from the Activities Committee present but the report had been prepared and distributed to all Board members.

Lyle Kershner stated that he was still waiting for the Activities Committee to submit 2 names of people who would be responsible for changing the thermostat in the Clubhouse. Cathy stated that Bonnie Longnecker would be 1. Lyle said the names would be posted after the volunteers were instructed on the procedure.

Peter Bevan moved and Sally Herstine seconded that the Activities Committee report be accepted as submitted. All were in favor and the motion passed unanimously.

ARCHITECTURAL REVIEW COMMITTEE

Pat reported that the complaints of unkempt property on Mayberry and Berry Tree have been taken care of.

Sheilah Reynolds moved and Sally Herstine seconded that the ARC reports be accepted as submitted. All were in favor and the motion passed unanimously.

PROPERTY COMMITTEE

Lyle reported that 14 signed agreements for maintenance of the common ground adjacent to their private property have been received.

Sally Herstine moved and Peter Bevan seconded that the Property Committee report be accepted as submitted. All were in favor and the motion passed unanimously.

COMMUNICATIONS COMMITTEE

Cathy McElroy moved and Sheilah Reynolds seconded that the list of outside service providers will be posted on the Clubhouse bulletin board as well as the web site. All were in favor and the motion passed unanimously.

A note will be placed in the News & Views that the list of outside service providers can be found on the bulletin board and on the web site but the list itself will not be published in the News & Views. If there are any questions about the service providers or if there are recommendations for names to be added or deleted, Jim Wilkison should be called.

Cathy McElroy moved and Sheilah Reynolds seconded that the Communications Committee report be accepted as submitted. All were in favor and the motion passed unanimously.

BOARD OF DIRECTORS BUSINESS ITEMS

TREASURER'S REPORT

Peter explained that there was a pump failure on Lake Heron and the \$4,000 expense for that repair had been paid.

Cathy McElroy moved and Sally Herstine seconded that the Treasurer's Report be accepted as submitted and filed for audit. All were in favor and the motion passed unanimously.

UNFINISHED BUSINESS

- A. Greeter's Book: **Sally Herstine moved and Peter Bevan seconded that Sheilah Reynolds make the necessary changes in the Greeter's Book and the Board approve it as changed by Sheilah. All were in favor and the motion passed unanimously.**
- B. Private Fountains: Since there were not requests to install private fountains, this issue was dismissed.

NEW BUSINESS

- A. Correspondence: Cathy McElroy read several thank you notes for donations in the memory of deceased residents as well as correspondence from residents which has been answered by the Board.
- B. Correspondence from Homeowner re Drainage on Loblolly: Lyle will check the swales in the area in question as he feels they are probably blocked with debris. The issue of maintaining the grass along Burning Ridge Road behind the houses on Loblolly and also along Tern Lake at Burning Ridge Road was discussed. These areas are both owned by the State but Dan and Lyle will draft a letter to the golf course to see if they would be interested in maintaining those areas in order to give a favorable first impression to people traveling to the golf course.
- C. Security from trespassers at one residence on Loblolly: Wax myrtles or holly bushes will be planted to provide privacy to this property. The resident will be given the choice. The plantings will be done later in the year when planting season is appropriate.
- D. Item #3 on the Common Ground Maintenance Agreement: The Board will look into amending Item #3 on line and will present the approved motion at the next meeting.

Cathy McElroy moved and Sheilah Reynolds seconded that the meeting be adjourned at 11:35 a.m. All were in favor and the motion passed unanimously.

Respectfully Submitted,

Lee Besemer