

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

BOARD OF DIRECTOR'S MEETING – November 14, 2007

**CALL TO ORDER:** The meeting was called to order by Board President Jay Sharp at 9:00 a.m.

**ATTENDANCE:**

Board Members present were Nancy Murphy, Jay Sharp, Jack Mehl, Tom Gray and Tom Dovey. Committee Members present were Ron Crow - Property Committee, Beth Crow – Activities Committee and Pat Hosford - Architectural Review Committee. Also present were Dan Seeds and Lee Besemer.

The draft minutes of the October 17, 2007, meeting were reviewed. **Nancy Murphy moved and Tom Gray seconded that the minutes be accepted as submitted. All were in favor and the motion passed unanimously.**

**ACTIVITIES COMMITTEE**

Beth Crow presented the Activities Committee Minutes. Beth gave a review of recent activities, as well as an overview of the activities planned so far for the coming year.

Beth reported that the new portable sign was working out very well for announcing activities and the Committee is happy with the results.

**Nancy Murphy moved and Jack Mehl seconded that the Activities Committee Minutes be approved as submitted. All were in favor and the motion passed unanimously.**

**PROPERTY COMMITTEE**

Repairs to the back stoop and door were discussed. The bid is being awarded to the higher bidder due to it including a steel door rather than a wooden door.

A change was noted in the Property Committee Minutes, that being shoulder repair on Burning Ridge Road and Myrtle Trace Drive, not Singleton Ridge Road.

Ron stated that some bushes and shrubs have been donated by residents to the Garden Club and that if any resident has some bushes and shrubs which have outgrown their yards, the Garden Club could possibly use them in the garden at the clubhouse.

Dan Seeds called attention to the incorrect spelling of “Hannigan” and also of “Vireo”. He also called attention to the incorrect name of Burning Ridge Road in the Street Lights section of the minutes.

**Tom Gray moved and Tom Dovey seconded that the Property Committee Report be approved with noted corrections. All were in favor and the motion passed unanimously.**

#### ARCHITECTURAL REVIEW COMMITTEE

Pat Hosford presented the ARC Report from their meeting of October 22, 2007.

The issue of the three-tier border blocks is currently on hold due to one resident involved being out of town. Pat will send a first letter to the resident who is in violation and has not yet received a letter and Jay Sharp will send the letter to the resident who has already received a letter from ARC.

The resident who is in violation of the excessive noise restriction has been served with a letter stating that if the offense continues he will be faced with legal action.

The Board reviewed the “Guidelines for Retaining Wall Construction” which was distributed by Pat. These guidelines were made up by the ARC and the Property Committee jointly. The Board commended both committees for doing a thorough and comprehensive job on these guidelines. **Tom Dovey moved and Nancy Murphy seconded that the Guidelines for Retaining Wall Construction be accepted as presented and that these guidelines be inserted into the Board’s Policy Manual. All were in favor and the motion passed unanimously.**

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

##### UNFINISHED BUSINESS

- A. Gate/Road Issues: Carl Schwartzkopf reported to the Board that our court date will come up in approximately April or May of 2008. Dan Seeds reported that our average legal fees in the past have been \$7,000 (\$6,000 for retainer + \$1,000 for incidental fees which may arise). However, this year our legal expenses have been \$23,100, an increase of \$16,000
- B. Lakes/Project Progress: The pipe which is being placed in the ditch along Burning Ridge Road is progressing and the road will be repaired. At that time Lake Tern will be dealt with and the ditch along Tern Lake will be deepened. Pat requested that any dredging of the lake be monitored by the Board as far as replacing trees and shrubs, etc. The County will do this at no cost to the community and they will do it with the same type of equipment as was used before. All grassy areas and shoulders will be repaired at that time. Drainage for the homes on Loblolly will also be taken care of.
- C. Annual Meeting Report: Tom Gray reported that the Nominating Committee has been successful in obtaining four nominees to run for election to the Board in February. They will be announced in the January issue of the News and Views.

##### NEW BUSINESS

- A. Budget Presentation: Dan Seeds reviewed the changes to the proposed budget for 2008. He stated there would be no need for a dues increase for the next few years, other than for road privatization. He recommended that the Board adopt this budget and inform the members of a five dollar dues increase effective January 1, 2008. **Tom Gray moved and Tom Dovey seconded that the Board accept this budget and impose a five dollar dues increase to the membership effective 1/1/08. All were in favor and the motion passed unanimously.**

- B. Volunteer Appreciation: Jay Sharp mentioned a few ideas he has for this event and it will be discussed at the next meeting.
- C. Neighborhood Watch Program: Tom Dovey reported that Jack Von Deck has volunteered to head up this committee and already has some actions in place. They are presently considering what to use for barrier bushes along Myrtle Trace Drive behind Candlewood Drive.
- C. New and Views Articles: Culvert installation, budget and dues increase, annual meeting, update on roads and neighborhood watch.
- D. Correspondence: Jay read four thank you notes from families of deceased residents.

**Tom Dovey moved and Tom Gray seconded that the meeting be adjourned at 11:05 a.m. All were in favor and the motion passed unanimously.**

Respectfully Submitted,

Lee Besemer