

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

BOARD OF DIRECTOR'S MEETING – November 18, 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 Dick Sievers – Activities Committee, Pat Hosford – Architectural Review Committee, Ted Ackley – Communications Committee, and Lyle Kershner - Property Committee. Also present were Clayton Williams from the Past Presidents Council, Guest Jay Sharp, Dan Seeds and Lee Besemer.

Tom Gray requested that all cell phones be silenced for the duration of the meeting.

The Board welcomed the following new residents:

William and Betty Roessler, 122 Birchwood Lane  
Patricia Allison, 100 Cricket Court (Rent to own)

The draft minutes of the October 21, 2009, meeting were reviewed. **Sheilah Reynolds moved and Cathy McElroy seconded that the minutes be conditionally accepted as submitted, pending the approval of Page 3 on line. All were in favor and the motion passed unanimously.**

**ACTIVITIES COMMITTEE**

Dick Sievers presented the minutes of the Activities Committee meeting of November 9, 2009, and gave a brief review of upcoming activities.

Dick commended the crafters group for a nice presentation and impressive display following this month's pot luck dinner.

Dick announced that a luncheon at Horry Georgetown Tech would be organized sometime during January or February and that a "Breakfast on Pear Tree Circle" would be forthcoming in December.

The possibility of acquiring a new sound system for the club house is being investigated and more information will be presented at a future Board meeting.

**Tom Dovey moved and Cathy McElroy seconded that the Activities Committee Minutes be accepted as presented. All were in favor and the motion passed unanimously.**

**ARCHITECTURAL REVIEW COMMITTEE**

Pat Hosford presented the minutes of the ARC from their meetings of October 26 and November 9.

Pat called the Board's attention to the addition of information concerning replacement trees which is now being included on the monthly report. The Board thought this addition was very informative and thanked Pat and the Committee for making the change.

The ARC has approved a second supplier for artificial grass in Myrtle Trace. She checked with the suppliers concerning bacteria caused by the use of artificial grass and found that the material has been changed to a type which does not cause bacteria to form. Tom Dovey asked about fungus and Pat said she would check on that. Lyle reminded the Board again that artificial grass would not be used on common grounds.

**Jack Von Deck moved and Cathy McElroy 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 from their meeting of November 10.

Lyle reported that he drove around the community during the recent storm which produced very large amounts of rainfall and found that there were several areas of flooding in residents' yards but very little flooding in the streets. He made notations of the conditions at several addresses for future reference.

Lyle reported on the leak in the ceiling of the club house in the hallway outside of the rest rooms. After investigation, it was found that the leak was coming from the collar around the drain pipe in that area on the roof. Lyle will re-caulk around the collar and will have the piece of carpeting replaced.

The Property Committee drafted up a revised list of rules for people who use the club house for an event. They will pass this list on to the Communications Committee who will work with the Board on it.

One of the round glass table tops was broken recently at a club house function and is being replaced. The broken pieces were disposed of in one of the smaller trash cans rather than the big cans with wheels which are taken out to the street for pick-up. Lyle will find a means of defining the use of the different trash cans as most people are not aware of the different uses for each.

The club house chairs will be lubricated over the weekend by a volunteer group.

Santee Cooper has agreed to move the street light at the end of Myrtle Trace Drive to improve visibility at that intersection.

**Tom Dovey moved and Cathy McElroy seconded that the Property Committee report be accepted as submitted. All were in favor and the motion passed unanimously.**

#### COMMUNICATIONS COMMITTEE

Ted Ackley gave a review of the Communications Committee meeting held on November 17, 2009.

Ted distributed a proposed letter to all non-resident Myrtle Trace Home Owners for Board approval concerning receiving the News & Views each month via email. **Sheilah Reynolds moved and Tom Dovey seconded that the Board approve the letter as submitted by the Communications Committee concerning the emailing of the News & Views to non-resident Myrtle Trace Home Owners. All were in favor and the motion passed unanimously.**

**Jack Von Deck moved and Cathy McElroy seconded that the minutes of the Communications Committee be accepted as presented. 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.

Tom reported that the Receivables would improve as one house has been sold which was in arrears in the homeowners' dues.

**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. Budget Approval: **Sheilah Reynolds moved and Cathy McElroy seconded that the 2010 Budget be approved as presented. All were in favor and the motion passed unanimously.**
- B. Proposed Senior Apartments: Tom Gray and Sheilah Reynolds attended the meeting on this subject. The developers will request a change in zoning from Neighborhood Commercial to Apartments at the Horry County Planning Department meeting on December 3.
- C. Annual Meeting: Sheilah reported that all paper work is ready for the meeting.
- D. Annual Contracts: Dan Seeds reported that all contracts are automatically renewed unless there is an issue which would require change.
- E. Hours of Operations for Contractors such as Landscapers or Roofers: An article will be written for the News & Views suggesting that residents request any contractor they deal with to start their work no earlier than 7:00 a.m. The article will ask for cooperation and consideration in all cases.

NEW BUSINESS

- A. Volunteer Reception: This event will be held on January 23 from 10:00 a.m. until noon. Mr. and Mrs. Gray and Mr. and Mrs. Seeds will organize the event and will use the records from last year as a guideline. All volunteering will be honored, not just within Myrtle Trace, and a form will be included in the next News & Views to sign up.
- B. Christmas Decorations: This year Al Hardee and his employees will be asked to do the decorating at the entrances to Myrtle Trace using the same decorations as in the past.
- C. Gratuities: **Sheilah Reynolds moved and Tom Dovey seconded that we spend the same amount in gratuities as last year, with the addition of Lilly, the Club House cleaner. All were in favor and the motion passed unanimously.**
- D. Correspondence: Tom Gray distributed a letter made up by Dan Seeds to a home owner asking for cooperation in not using the Myrtle Trace telephone directory as a source of business contacts. Jay Sharp presented a letter to the Board in which he stated his position against the decision of the Board approving a gathering to be held in the club house on November 21.

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

Respectfully Submitted,

Lee Besemer