

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

BOARD OF DIRECTOR'S MEETING – October 17, 2007

CALL TO ORDER: The meeting was called to order by Board President Jay Sharp at 9:00 a.m. As the first order of business, Jay noted the death of residents Bill Bredbeck, Cam Conaway, Bill Jones and Carl Suess . The Board recognized their contributions to the community and stated that they will be missed.

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 and guests Louis and Rosalie Giordano. Also present were Dan Seeds and Lee Besemer.

The draft minutes of the September 19, 2007, meeting were reviewed. **Nancy Murphy moved and Jack Mehl seconded that the minutes be accepted as submitted. All were in favor and the motion passed unanimously.**

Jay introduced the guests, Mr. and Mrs. Giordano of Myrtle Trace Drive and asked them to address their concerns to the Board.

Mr. Giordano stated to the Board that he and his wife were there to discuss the issue of the border blocks which surround a tree in his front yard. The border blocks are placed in a three-tier arrangement and, although the work was approved for only two tiers, he noted that only two of the tiers are above the ground and that the third tier is actually a base which is almost entirely buried underground. He noted that there are several other properties in Myrtle Trace which have a three-tier border around their beds and/or shrubbery and he and Mrs. Giordano feel that the rules should apply to everyone, not just to them. For these reasons Mr. and Mrs. Giordano asked the Board to reconsider allowing his border to remain as is.

Jay thanked the guests for bringing their concerns to the Board and asked the Board members to make a visual inspection of the other properties in Myrtle Trace which fall into this category.

After the guests left the meeting Jay asked Pat Hosford for comments on the situation. Pat explained the visual difference between a two-tier and a three-tier border and added that this property was approved for a two-tier border, not a three-tier.

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 announced that the Activities Committee is looking for a chairman for the monthly pot luck dinners. This spot is vacant due to Carolyn and Bunker Chipps leaving the community. Beth thanked the Chipps for an excellent job in chairing this activity and asked all present to solicit their friends and neighbors for a replacement. She stated that she had several volunteers to help on the committee.

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

ARCHITECTURAL REVIEW COMMITTEE

Pat Hosford presented the ARC Report from their meetings of September 24 and October 8, 2007.

There was a discussion concerning a slide type screen door for garages in Myrtle Trace. The ARC is recommending that this type of screen be approved for all phases. They are recommending white screening and frame for Phase VIII and dark screening and frame for all other phases. Pat noted that the roll-up type of screening for garages is already approved and one has been installed in Phase VIII for some time. The Board members agreed that they would like to reserve their approval until viewing such an apparatus which has been installed in a nearby community. Pat volunteered to transport the Board members to that community to view the screening after the meeting. Jay will then email all Board members after the inspection to poll their opinions.

Tom Dovey moved and Nancy Murphy seconded that the ARC report be accepted as submitted. All were in favor and the motion passed unanimously.

PROPERTY COMMITTEE

Ron Crow presented the report of the Property Committee and gave a review of the items on the report.

There was a discussion concerning the possible resurfacing of the pool due to cracks and discoloration. Ron stated that water is not being lost and the necessary repairs could possibly be only cosmetic. Since neither Ron nor the Board members were experienced in this regard, Ron and Dan Seeds will solicit the two local colleges in the hopes of finding an unbiased individual with knowledge in this area to give advice in this matter. It is possible that the pool will have to be drained and repaired.

Dan and Jack will go to the County to have the rough spots in the roadway repaired on Myrtle Trace Drive.

Jack Mehl moved and Tom Dovey seconded that the minutes of the Property Committee 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 and distributed copies of the quarterly report which will be printed in the next News and Views as decided at the last meeting. **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: Our lawyers continue to work on this issue. The other communities in our area who face the same situation have also taken the same action that we have concerning privatizing the roads.
- B. Neighborhood Watch: Tom Dovey reported that Jack VonDeck has been appointed as Chairman of the Neighborhood Watch Committee. The committee will put out a flyer naming phase representatives and guidelines and it will also be published in the New and Views. The acknowledgement of a job well done to Ted Paffenback will also be published in this month's News and Views.

- C. Lakes/Drought Conditions: Dan Seeds reported that lake levels are up. Pat stated that there is a petition going around concerning Tern Lake and she is surprised that it has not yet been received by the Board.
- D. ARC Guidelines: The Revised “Homeowners Guidelines and Restrictions” as made up by the Architectural Review Committee was distributed to all Board members. **Tom Gray moved and Nancy Murphy seconded that the Revised “Homeowners Guidelines and Restrictions” be accepted as presented with the exception of the item concerning screen doors for garages which will be a verbal agreement after the door is viewed in a neighboring community by the Board. All were in favor and the motion passed unanimously.**
- E. Activity Sign Guidelines: Jay distributed the revised guidelines for the use of the portable sign by the Activities Committee. **Tom Dovey moved and Tom Gray seconded that the Board accept the guidelines as revised. All were in favor and the motion passed unanimously.**
- F. Annual Meeting Report: Tom Gray reported that the Nominating Committee has been set up and will be having their first meeting on this date. The committee is looking for candidates for the Board. The Annual Meeting will be held on February 9, 2008.

NEW BUSINESS

- A. Budget Presentation: All suggestions by Board members must be in to Dan Seeds before the next Board meeting. The final budget presentation will be made at that time.
- B. Maintenance Contract: Dan Seeds stated that the proposed contract would have the same scope of work as in the past for a five year term and annual renewal with the possibility of a maximum of 2.5% annual increase for cost escalation. **Tom Gray moved and Nancy Murphy seconded that Jay sign the approval for the contract and Dan Seeds will submit the contract to Al Hardee for his signature. All were in favor and the motion passed unanimously.**

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

Respectfully Submitted,

Lee Besemer