

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

BOARD OF DIRECTOR'S MEETING – October 15, 2008

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 Mehl and Jack Von Deck. Committee Members present were Mary Frances Williams – Activities Committee, Pat Hosford - Architectural Review Committee, and Mike Reynolds - Property Committee. Guests present were John Beam, Ron Artz and Renzo Falcinelli. Also present were 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 Elaine Smith and Pauline Reynolds and welcomed new residents, Louis and Joyce Amarando of 109 Myrtle Trace Drive.

The draft minutes of the September 17, 2008, meeting were reviewed. **Sheilah Reynolds moved and Tom Dovey seconded that the minutes be accepted as corrected. All were in favor and the motion passed unanimously.**

At this time Tom Gray introduced guests Renzo Falcinelli, John Beam and Ron Artz, who represented the Ad Hoc Committee. Renzo distributed minutes of the first meeting of this Committee and those minutes are attached hereto. Renzo gave a review of the minutes and stated that the purpose of this Committee is to be “fact finders” for the Board and to assist the Board in making decisions concerning the visual integrity of the entranceway to Myrtle Trace Drive on Burning Ridge Road.

Tom Dovey volunteered to be the Board liaison on this Committee. Dan Seeds and Jack Mehl stated that they would try to find out who is the responsible party for the taxes on this property.

The Board approved the mission of this Committee and stated that the ideas brought forth were good and the questions asked were important and they thanked the representatives of this committee for their work, both present and future.

ACTIVITIES COMMITTEE

Mary Frances Williams gave a review of the minutes of the Activities Committee meeting. She announced that both performances of the “Murder, Mystery and Mayhem” are sold out.

Mary Frances asked that the Activities Committee be exempt from submitting a Mission Statement as several Committee members felt very strongly that it was not appropriate for this type of a committee. After a discussion among the Board members it was agreed that the Activities Committee would not be required to submit a Mission Statement.

The amount of money currently in the Activities Committee Treasury was discussed and the Board advised Mary Frances that this committee was restricted from making a profit and that the amount charged for future events should be examined closely and possibly lowered. Mary Frances brought to everyone's attention that the cost of the New Year's Eve dinner was going to be offset in the amount of

\$5 per person attending by the Activities Committee. In addition, several events were coming up in the future which could possibly use some of the money currently in the treasury. This situation would be discussed at the next Activities Committee meeting.

Tom Dovey moved and Jack Mehl seconded that the Activities Committee Report be accepted as presented. All were in favor and the motion passed unanimously.

ARCHITECTURAL REVIEW COMMITTEE

Pat Hosford presented the ARC Report from the meeting of 9/22.

Pat stated that all reported unkempt properties have been taken care of by the homeowners with the exception of one which is still pending.

Pat reported that a resignation from the ARC had been received from Paul Jenemann due to illness. She stated that Paul had been a member of the Committee for many years and his contributions to the community through this committee have been many. A letter of gratitude has been sent from the Committee and Tom Gray will send a letter to Paul from the Board. A replacement is in the works.

Pat reported that 67 trees have been removed from our community since the beginning of the year. This is a huge improvement over past years and the people in charge of approving tree removals on the ARC are to be complimented on their good work. Pat stated that in most cases, where appropriate, homeowners are encouraged to replace a removed tree with another.

Jack Mehl moved and Jack Von Deck seconded that the ARC report be accepted as submitted. All were in favor and the motion passed unanimously.

PROPERTY COMMITTEE

Mike Reynolds read a paragraph which was written by Lyle Kershner after the first meeting of the committee formed from members of the ARC and from the Property Committee to discuss shoreline protection. Pat Hosford added information on that meeting concerning private property vs. common ground; 2 phases of plantings, shoreline and water plantings; and maintenance of retaining walls. Members of this Committee who are on the Property Committee will take on the task of making a list of plantings which would be appropriate for this purpose with assistance from the Garden Club and Ben Powell and the Committee members who are a part of the ARC will take on the task of obtaining information from our attorney, including a waiver, concerning the homeowner's having responsibility for the maintenance of the walls but having ownership of the property retained by the Association. The next meeting is scheduled for October 20.

In Lyle Kershner's absence, Mike Reynolds gave a review of the Property Committee Report. Mike distributed the minutes of the Property Committee meeting held on October 14.

In view of the amount of water lost from the pool, it has been suggested that the pool be pressure tested to ensure there is no leak. Dan Seeds stated that this item has been placed in the budget for next year.

Several options for expanding the clubhouse were discussed. The recommendation of the Property Committee was to expand the storage room, move the Activities Committee closet into that area and

to enlarge the library to include the current Activities Committee closet. When asked for an opinion from an Activities Committee standpoint, Mary Frances Williams stated that the Committee has gotten the closet cleaned out and more efficiently managed and she felt that the Property Committee's recommendation did not allow for a bigger space for events shared by the homeowners which seemed to her to be the most important item.

Flooding and drainage problems on certain homeowners' properties after the recent heavy rains were discussed.

Sheilah Reynolds moved and Tom Dovey 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

Jack Mehl reviewed the Treasurer's Report with the Board.

Tom Dovey moved and Jack Von Deck seconded that the Treasurer's Report be accepted as submitted. All were in favor and the motion passed unanimously.

UNFINISHED BUSINESS

- A. Gates and Roads – Update: Dan Seeds reported that the referee has a backlog of foreclosures but if we could get a date it could encourage County Council to accelerate its decision. I & R has it on the agenda for their November meeting.
- B. Wal-Mart Development: A frontage road is in the works and our Ad Hoc Committee is working on finding facts concerning the entranceway to Myrtle Trace.
- C. Pool Rules and Possible Work Session: This will be held in early November.
- D. Annual Meeting: Sheilah Reynolds reported that everything is in place for the annual meeting.

NEW BUSINESS

- A. Budget Presentation: Dan discussed some changes in the proposed budget. Approval will be in November.
- B. Perimeter Fence or Live Wall Fencing: Perimeter fencing is allowed along perimeter property lines at homeowner's expense and must be requested through the ARC. Pat will write an article for News & Views on this subject.

Tom Dovey moved and Jack Von Deck seconded that the meeting be adjourned at 11:25 a.m. All were in favor and the motion passed unanimously.

Respectfully Submitted,

Lee Besemer

AD HOC COMMITTEE MEETING

On Thursday Oct. 9, 2008 Pat Hosford convened a meeting of the Committee. In attendance were Pat Hosford, John and Judy Beam, Ted Paffenback, David Day, Mike Lucatuorto, Sheilah Reynolds, Ron and Barb Artz, Bill Fox, Eric Hall, Ron and Beth Crow, Renzo Falcinelli.

The purpose of the Committee is to:

- **Maintain the visual integrity of the Burning Ridge Rd entrance off 501.**
- **Retain some trees for noise abatement.**
- **Determine if a tree area along Burning Ridge Rd could be used as a “green area” for the developer.**

Some questions to be answered are:

- **Who owns the property in question on both sides of BR Rd?**
- **Where are the state property lines?**
- **Does the Golf Course have any property ownership there?**
- **Who maintains the mowed area on both sides of the road now?**
- **Is there a proposed design for the BR Rd and 501 intersection after development?**
- **What are County “green space” requirements?**
- **Are there any wetlands in the area?**
- **Are there any safety issues with any proposed frontage road?**

Our planned approach:

It is our desire to investigate ways of retaining the appearance of the entry to our community. We would like to be fact finders for the Board in determining if we can work with the Developers and to assist the Board in making decisions regarding the preservation of the area.

Ron Crow and David Day will prepare sketches of the entry road showing State(?) property lines and projected tree lines from 501 to the drainage ditch.