

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

BOARD OF DIRECTOR'S MEETING – September 19, 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 a former resident, Bob LaPolla. The Board recognized Bob's contributions to the community while a resident and stated that he will be missed. The Board also welcomed Jack Mehl back after a hospital stay and wished him well.

**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 Jack Driggers, Kitty Kenney and Alice Landry. Also present were Dan Seeds and Lee Besemer.

The draft minutes of the August 15, 2007, meeting were reviewed. **Nancy Murphy moved and Jack Mehl seconded that the minutes be accepted as corrected. All were in favor and the motion passed unanimously.**

Jay introduced one of the guests, Olin (Jack) Driggers of Glenwood Drive and asked him to address his concerns to the Board.

Jack Driggers stated that he had two concerns and the first was the threat of sale of common property in Phase VIII as evidenced by the notice posted on a tree on Sparrow Lake. Dan Seeds answered Jack's concerns by stating that due to miscommunication, one parcel in Phase VIII was not included in the tax payments made by International Paper. The deeds are still tied up in the County Office but as soon as they are released to us we will file a grievance on the matter. Dan assured Jack and all present that no common areas in Phase VIII are for sale.

Jack's second concern was the gate issue, along with the issue of privatization of the roads. He was disappointed about the telephone poll which was made by certain residents in that he felt the wrong question was asked. The questions should not have been, "do you want the gate removed?" but rather, "do you want the roads privatized?" Jack felt that road privatization should be put before the entire community as a voting issue.

Jack expressed his feelings that the gate issue has torn the community apart and that there must be more input from the community on this subject. There has been no opportunity for expression of opinions and he feels this is necessary, no matter what the opinions are. His opinion is that if the gates were opened traffic would not actually increase since it would not really be a short cut due to the speed limit and the stop signs. He also felt that it would be a convenient and safe route for residents in Myrtle Trace to enter Route 501.

Jay Sharp thanked Jack Driggers for coming to the meeting and expressing his views. He explained to Jack that the poll in question was not sanctioned by the Board and was done and sponsored by a group of residents on their own. He also stated that the Board has prepared a statement for the next issue of News and Views and that this statement covers every aspect of the situation. He felt that all questions will be answered and all confusion and rumors cleared up when that statement is distributed.

Jay then introduced Kitty Kenney who stated that she actually was present to support the Activities Committee matter but that she would like to comment on Jack Driggers' presentation. She stated that although she respected Jack's opinion on the matter of traffic if the gate were to be opened, she did not agree with his evaluation. She felt that the community's safety and quality of life would be in jeopardy if the gate were to be removed and Myrtle Trace Drive were opened to through traffic.

Jay then introduced Alice Landry who stated that she also was present to support the Activity Committee matter.

#### 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.

On the issue of the announcement board which has been approved by the Board, Beth stated that the Activities Committee members expressed a desire for its use to include calendar events and non-calendar events. Jay noted this request and told the Activities Committee representatives that he would revise the policy statement to reflect the new wording accepted by the Board and will confirm the new wording at the next meeting.

**Tom Gray moved and Jack Mehl 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 August 27 and September 10, 2007.

There was a discussion concerning a three-tier border block surrounding a tree on Myrtle Trace Drive. The normal level has been two-tier on level ground. The Board members all agreed that a three-tier surround would not be appropriate for the area and the third tier should be removed. Jay asked all Board members to inspect the surround on their own time and to give him their comments concerning the removal of the third tier before the next ARC meeting.

Pat reported that the Guidelines for Retaining Walls is not yet completed but will be presented at the next Board meeting.

**Nancy Murphy moved and Tom Gray 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.

Ron requested that the Board assign the Neighborhood Watch Program to a committee other than Property as the members of that committee feel that they are currently operating at full capacity.

Ron reported that the pool would not have to be emptied in order for the lights in the pool to be repaired and that the repair would be taken care of. The Board requested that the replacement gate for the pool be made of wood in order for it to fit in with the surroundings. Ron said they will proceed with such a gate.

The County has been contacted about necessary repairs to Myrtle Trace Drive, especially at the intersection of Hickory.

Guest Jack Driggers requested time to address the Board on the issue of the wooden posts which are scattered throughout Myrtle Trace, especially at intersections and at curves in the road. Jack feels it is illegal to have these posts and that they serve no purpose. Pat Hosford mentioned that without these posts we will end up with deep and muddy ruts in the road where drivers cut the corners short. The Board stated that the posts will remain as they are until the road issue is resolved.

**Nancy Murphy 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. There was a discussion concerning means of making the Treasurer's Report available for perusal by all residents. It was decided that a quarterly report will again be placed in the News and Views as in the past.

**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: Jay reported that a statement has been made up by the Board to be printed in the next News and Views which should clarify all matters concerning privatizing our roads. He also pointed out that our liability coverage would not change if the roads were private, unless we failed to keep up with the maintenance.
- B. Neighborhood Watch: Tom Dovey reported that the revamping of the Neighborhood Watch project is progressing and he will continue to report to the Board on this subject. A thank you will be placed in the News and Views to Ted Paffenback for his work on this committee in the past.
- C. Lakes/Drought Conditions: The condition of Tern Lake and others is on hold due to the drought. Pat Hosford did bring up the fact that Tern Lake is far from being improved as stated in the Property Committee Report. Pat also reported that the people in charge of cleaning the lake are only cleaning one side of the lake. Dan Seeds will talk with the lake contractor concerning more responsible cleaning of this lake.
- D. ARC Guidelines: The Revised "Homeowners Guidelines and Restrictions" as made up by the Architectural Review Committee were reviewed by the Board members. All agreed that the changes made were acceptable as presented and thanked Pat and the ARC for doing an excellent job.
- E. Irrigation Compensation: Dan Seeds reported that there were 13 additional sprinkler heads for which residents should be compensated @ \$9.50 each. **Tom Dovey moved and Nancy Murphy seconded that we pay for the additional 13 sprinkler heads @ \$9.50 each for 2006 and 2007. All were in favor and the motion passed unanimously.**

#### NEW BUSINESS

- A. Gates Progress: Discussed in Old Business portion of the meeting.
- B. Parking Lot Signs: Three new signs have been placed in the parking lot stating that parking violators will be towed at owner's expense. Horry County police can be called for violations.

- C. Maintenance Contract: The current 3-year contract period @ \$3,315 per week has expired. A 2.5% increase in this contract would come to \$3,400 per week. **Tom Gray moved and Nancy Murphy seconded that a new contract be issued to Al Hardee Maintenance in the amount of \$3,400 per week for a 3 to 5 year period. This contract would be reviewed each year for cost escalation, not to exceed 2.5%. All were in favor and the motion passed unanimously.** Dan will report on the length of the term at the next meeting.
- D. Correspondence: A letter was received concerning the overhanging tree on Candlewood Drive. The resident stated that the tree, which is on another resident's property, is blocking the view. Jay will write a letter reemphasizing the 45 degree rule to the resident.

**Tom Dovey moved and Nancy Murphy seconded that the meeting be adjourned at 11:45 a.m. All were in favor and the motion passed unanimously.**

Respectfully Submitted,

Lee Besemer