

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

BOARD OF DIRECTOR'S MEETING – September 17, 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, and Jack Von Deck. Committee Members present were Dick Sievers – Activities Committee, Pat Hosford - Architectural Review Committee, and Lyle Kershner - Property Committee. Guests present were Ted Ackley and Jim Wilkison. 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 resident Roger Halbert and welcomed new residents, Jerome and Karen Cunningham of 123 Berry Tree Lane.

The draft minutes of the August 20, 2008, meeting were reviewed. **Sheilah Reynolds moved and Jack Von Deck seconded that the minutes be accepted as corrected. All were in favor and the motion passed unanimously.**

ACTIVITIES COMMITTEE

Dick Sievers gave a review of the minutes of the Activities Committee meeting. He announced that approximately 25 sets of Carolina Opry tickets had been sold at the reduced rate. He commented on the success of the recent “Get Acquainted Social” and of the speaker from Clemson the following evening after the pot luck dinner. Dick announced that there would again be a celebration of veterans at a Veteran’s Day social at the clubhouse.

Sheilah Reynolds moved and Jack Von Deck 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 Reports from the meetings of 8/25 and 9/8.

Pat stated that a letter had been sent to the homeowners at 111 Hickory concerning the unkempt property. Lyle Kershner brought up the subject of untrimmed shrubbery and Dan Seeds stated that only untrimmed grass and weeds are mentioned in the covenants and that untrimmed shrubbery could fall into the category of a nuisance issue. Pat stated that the ARC is charged with enforcing practices which will maintain the beauty and neatness of Myrtle Trace for all residents and that would include the trimming of shrubbery.

A committee will be made up of representatives from the ARC and the Property Committees, along with the Board liaison from each of those committees to discuss shoreline protection.

Sheilah Reynolds 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

Lyle Kershner gave a review of the Property Committee Report.

Lyle announced that the Property Committee is seeking new committee members.

The pool will close on October 4 and a work session will be set up to revise the pool rules at a time after that. It was recommended that the two pool managers, Charlene Rose and Christine Weber, be asked to attend that work session.

Lyle informed the Board that the quote for replastering the pool would be approximately \$12-13,000 and for relining would be \$14,000. There would also be extra charges for some additional pool markings per DHEC regulations. A recommendation will be forthcoming from the Property Committee in the near future, probably in favor of relining.

There was a minor incident in the clubhouse recently involving popcorn burning in the microwave. Because of this incident, it was discovered that 3 more smoke detectors are needed. Lyle will take care of this.

Lyle informed the Board that due to the time of the Property Committee meeting and the Board meeting, there will be no written report from the Property Committee next month. Lyle will give a verbal report at the Board meeting instead.

A sign will be posted in the clubhouse stating the official occupancy allowance. That number is 238.

Lyle showed pictures to the Board members of a property which required clean-up of considerable amounts of debris. The homeowners claimed it was caused by Hurricane Hanna and requested that the debris be cleaned up and carted away by Mr. Hardee and his crew. This was done but the pictures show that the debris was not caused by a storm but rather by a saw and other man-made devices. In view of this, an invoice will be submitted to the homeowner for this clean-up.

Sheilah Reynolds moved and Jack Von Deck seconded that the Property Committee report be accepted as submitted. All were in favor and the motion passed unanimously.

At this time Tom Gray introduced Jim Wilkison who spoke to all present about the newly organized computer class which is being held at the clubhouse. The class is led by Jim Wilkison plus 3 other residents and Jim mentioned that more leaders are welcome. The first class was attended by 45 residents and was a great success. Jim feels that this number will grow as time goes on and requested that the Homeowners Association approve an allocation of Association funds for a projector and screen to be used for this class. He has also solicited the Activities Committee for a contribution for this same purpose. Jim also requested that the clubhouse be equipped with internet access.

Sheilah Reynolds moved and Jack Von Deck seconded that the Board authorize up to \$750 for equipment plus the additional cost for the monthly bill for internet access. All were in favor and the motion passed unanimously.

BOARD OF DIRECTORS

TREASURER'S REPORT

In Jack Mehl's absence, the Board reviewed the Treasurer's Report which Jack had submitted.

Sheilah Reynolds 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 it will probably be another month to six weeks until our court case gets on the docket.
- B. Wal-Mart Development: There is nothing new to report. There is no discussion concerning a berm, only trees to be used as buffers. Dan Seeds reported that the retail spots are waiting until Wal-Mart gets underway so there is nothing to report on the retail spots or the out parcels.
- C. Retention Ponds and Presentation of September 15: The Board felt there was a good turnout for the presentation held at the clubhouse by Benjamin Powell from Clemson University who said he would send a letter summarizing what happened at the presentation in the hope that it can be printed in the News and Views.
- D. Pool Rules and Possible Work Session: This will be discussed after the pool is closed on Oct. 4.
- E. Annual Meeting: Sheilah Reynolds reported that the 2009 Nominating Committee is half formed.

NEW BUSINESS

- A. Committee on Bulkheads and Natural Growth: As discussed earlier in the meeting, this committee is being formed from representatives of the ARC and the Property Committee plus Board liaisons.
- B. Protection of Entranceway to Myrtle Trace: The Board felt that an Ad Hoc Committee should be established as a fact-finding group. The first task would be to ascertain how wide the area in question would be and then the group could come to the Board for authorization to go to the owners to see if there would be a chance of getting an easement. The members of this Committee should identify themselves and the Board would then approve the Committee.
- C. Annual Budget Timetable and Holiday Gifts: The budget will be approved in November, 2008. Holiday gifts are approved at the November meeting. A budget work session should be held no later than mid-October as the budget must be completed in November for publication in December.
- D. Other: Tom Dovey suggested that a test area be made along one of our ponds to demonstrate the natural plantings as suggested by the speaker from Clemson

Jack Von Deck moved and Tom Dovey seconded that the meeting be adjourned at 10:50 a.m. All were in favor and the motion passed unanimously.

Respectfully Submitted,

Lee Besemer