

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

BOARD OF DIRECTOR'S MEETING – September 16, 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 Pat Hosford – Architectural Review Committee and Lyle Kershner - Property Committee. Also present were Norm Paulson from the Past Presidents Council, Guests Harold Bussard, Jay Sharp and Ted Paffenback, 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 Wilma Govan of 102 Ashwood Circle.

The Board also welcomed new residents James and Lynda Smith of 203 Beechwood Court.

The draft minutes of the August 19, 2009, meeting were reviewed. **Sheilah Reynolds moved and Jack Von Deck seconded that the minutes be accepted as submitted. All were in favor and the motion passed unanimously.**

At this time Tom Gray introduced Harold Bussard of 121 Hickory who had come to the meeting to address the situation of the caterpillar nests in the trees on his property. Specifically, he is concerned about a tree which is on common property which has two branches extending over his property. These branches have nests in them. Lyle Kershner stated that the season for these caterpillars has almost come to an end and that these particular caterpillars do not completely denude the trees and, except for the fact that they look ugly, are basically harmless. We have not sprayed for these caterpillars since the mid 1980's and it is the feeling of the Property Committee that if branches are cut from a tree the natural look and shape of the tree is ruined. He said the best solution for most homeowners is to spray the tree with a garden hose using the highest pressure possible. **Cathy McElroy moved and Sheilah Reynolds seconded that the Board direct Al Hardee to remove the two overhanging limbs and that an article be placed in the News and Views now and again next spring regarding the recommended solutions for caterpillar nests. Four were in favor and one member abstained and the motion passed unanimously.**

Tom Gray thanked Mr. Bussard for his interest in the community and introduced Jay Sharp who had come to the meeting to address the situation of a potentially unsafe traffic situation when making a right hand turn onto Myrtle Trace Drive from Myrtle Ridge Drive. He feels that there is not sufficient space to make the turn safely, especially when another car is making a left turn into Lakeside Crossing. Jay is suggesting that the county enlarge that turning area. Lyle Kershner will appoint a member of the Property Committee to contact the county on this issue and will report back to the Board. Tom Gray thanked Mr. Sharp for his interest in the safety of the community.

**ACTIVITIES COMMITTEE**

Since there were no minutes from the Activities Committee and there was no representative of the committee present, there was a review of upcoming activities. On Sunday there will be a "Meet and Greet" activity, Monday is Pot Luck and a speaker on the Swine Flu, seasonal flu shots will be

administered on October 13 and on October 23, 24 and 25, there will be a play written by Cathy McElroy and performed by Myrtle Trace residents entitled “Welcome to Hollows Trace Manor”. There will be a Veteran’s Day celebration in November.

#### ARCHITECTURAL REVIEW COMMITTEE

Pat Hosford presented the minutes of the ARC from their meeting of August 24.

Pat reported that all Old Business items have been resolved.

A homeowner on Glenwood Drive has repainted his driveway without filling out the required project request form and, therefore, without approval from the ARC. The ARC recommends that a \$50 fine be imposed on the homeowner for this infraction according to the laid-down procedures. **Sheilah Reynolds moved and Tom Dovey seconded that the Board follow the recommendations of the ARC and that a letter be sent to the homeowner informing him of the infraction and imposing the \$50 fine. All were in favor and the motion passed unanimously.**

A letter has been received from a homeowner complaining that the ARC is not doing its job properly. The homeowner did not agree with the procedure that in order for a complaint to be recognized, it must be submitted in writing with a signature. This homeowner felt that members of the ARC should be out looking for infractions and taking action upon them. The Board agreed that the ARC is doing a very good and efficient job and that the manner currently used in recording complaints is the way it will remain. **Jack Von Deck moved and Cathy McElroy seconded to reaffirm that the ARC is doing a commendable job in keeping Myrtle Trace the beautiful and safe community that it always has been and that the current procedures will remain in effect. All were in favor and the motion passed unanimously.**

Pat brought up the subject of property which has been foreclosed and is now unkempt. What is the procedure to get these properties cleaned up? It was agreed to check with Dan Seeds to see how it has been handled in the past. Is it appropriate to have Al Hardee clean up the property and submit a bill which will then be submitted to our lawyer to have a lien placed on the property? **Tom Dovey moved and Jack Von Deck seconded that after discussing it with Dan, the Board members will vote by phone or on line as to what procedure should be followed. All were in favor and the motion passed unanimously.**

**Cathy McElroy 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 from their meeting of September 8.

Lyle went over the items for the 2010 budget as listed in the Property Committee minutes of 9/8.

Lyle reported that a leak has still not been discovered in the pool.

Shrubbery replacement of some of the older shrubbery in the common areas has been included in 2010 budget items. Included in this is the cost of new shrubbery to be planted in the gate area along the wooden fences.

Lyle alerted the Board that something will soon need to be done about the pump house on Candlewood. This would mean either installing a transfer pump or a second line. He will report back to the Board on this matter.

**Tom Dovey moved and Jack Von Deck 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

Tom Dovey reviewed the Treasurer's Report with the Board.

Two CD's were rolled over. We are still making short-term investments waiting for a change in the economy.

The expense of the gate installation is causing a negative exposure in our finances. This will be discussed at budget time next month.

**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. Gates (Pass Keys/Stickers): **Cathy McElroy moved and Jack Von Deck seconded that a gate decal be issued to Al Hardee to be placed on his vehicle which he uses to do business errands on Myrtle Trace's behalf. The motion passed - four in favor and one opposed.** Waste Management had requested to be present at the Board meeting but did not show. Ted Paffenback distributed a copy of a letter written to Waste Management asking them to stress the importance of safety to their drivers and the need to slow down while driving through our community.
- B. Ad Hoc Committee: The approved Encroachment Permit has been received and is good for one year. The Committee will meet to determine what will be planted and the source from which the plantings will be obtained. The planting will probably be done in November or December.
- C. Communications Committee: Sheilah distributed a change to the Communication Committee which added the bulletin board, the Myrtle Trace greeters and the flag monitors to the committee. **Tom Dovey moved and Jack Von Deck seconded that the changes to the Communication Committee as stated above be accepted. All were in favor and the motion passed unanimously.** Sheilah also proposed that it would now be appropriate for the Communications Committee to have a non-Board Member chairman and that Ted Ackley has volunteered to be this chairman. **Sheilah Reynolds moved and Cathy McElroy seconded that Ted Ackley be accepted as the Chairman of the Communications Committee. All were in favor and the motion passed unanimously.** Sheilah requested permission to spend up to \$175 for a scanner for use by the Committee for various purposes, the present one being to put the Covenants on line. **Jack Von Deck moved and Cathy McElroy seconded that the Communications Committee be authorized to spend up to \$175 to purchase a scanner for Committee use. All were in favor and the motion passed unanimously.**
- D. Annual Meeting: Sheilah reported that the committees are in place and are meeting to take care of their responsibilities. She suggested that for future meetings, the minutes which are usually distributed on hard copy be placed on line rather than going through the expense and time of

copying them and distributing to each homeowner. A notice could be made that anyone who would prefer a hard copy could still receive one by simply requesting it. All agreed that it was a good plan and should be implemented for the Annual Meeting of 2011.

NEW BUSINESS

- A. Annual Budget: Tom Gray will talk to Dan Seeds to set up a date for a budget meeting.
- B. Covenant Synopsis: Cathy suggested that it would be a good idea to publish the one-page covenant synopsis in the News & Views. This would be the same synopsis which is found in the newly established “welcome letter” which is now being placed in homes which are for sale. All Board members agreed that this would be a good idea but it would have to be noted that this is only a synopsis and the complete book of covenants would still take precedence.
- C. Sheilah reported that Fran and Norm Paulson had volunteered to be the alternate flag monitors. The Board thanked the Paulsons for their service.

**Tom Dovey moved and Cathy McElroy seconded that the meeting be adjourned at 11:05 a.m. All were in favor and the motion passed unanimously.**

Respectfully Submitted,

Lee Besemer