

MYRTLE TRACE HOMEOWNERS ASSOCIATION
CONWAY, SOUTH CAROLINA
BOARD OF DIRECTOR'S MEETING – September 19, 2012

CALL TO ORDER: The meeting was called to order by Board President Dave Atkins at 9:00 a.m.

ATTENDANCE:

Board Members present were Dave Atkins, Judy Beam, Sally Herstine and Peter Bevan. Committee Members present were Joyce Macphee – Activities Committee, Bruce Williams – Communications Committee, and Malcolm Macphee – Property Committee. Also present were Tom Gray representing the Past Presidents Council, Nancy Southard, Barbara Artz, Ron Grove, Ken VanSlaars, Kathy Larkin and Lee Besemer.

The Board honored the memory of the following deceased residents:

Dorothy Kasper – August 13, 2012
Emil Toturo – August 16, 2012
Marjorie Gardiner – August 19, 2012
Sally Fulin – August 23, 2012
Jean Coshun – August 23, 2012
Dolores Gudanowski – September 16, 2012

The Board welcomed the following new owners:

Colleen Carter – 100 Cricket Court

The Board welcomed the following new renters:

Clifton and Denise Thomas – 120 Hickory Drive

Dave Atkins introduced guests Ken VanSlaars and his daughter Kathy Larkin who addressed the Board on an issue concerning the rental of a house at 118 Laurelwood by Mr. VanSlaars. The house would be occupied by Ms. Larkin and her fiancé, who are the primary caregivers for Mr. VanSlaars since Mrs. VanSlaars is also afflicted with limited mobility. Neither Ms. Larkin nor her fiancé meet the requirement of being aged 55. Since Mr. VanSlaars is disabled and in a wheel chair, he would be occupying the house for most of his meals and for bathing and other purposes since the house was built with handicap facilities. He would probably be occupying the house for the majority of his waking hours but not for sleeping. Mr. VanSlaars submitted his request to the Board who said they would discuss this issue and would include our lawyer in the discussions and would get back to him as soon as possible.

Peter Bevan moved and Judy Beam seconded that the minutes of the August 15, 2012, meeting be approved as corrected. All were in favor and the motion passed unanimously.

Dave Atkins introduced guest Ron Grove who addressed the Board on the issue of constructing a Bocce ball court in the picnic area behind the cabana. The proposed court would be 54' x 6' and would run in the same direction as the pool. It would be filled with 2 to 3 inches of gravel and 3" of structural fill and would be contained with a wooden border. The labor to build the court would be donated by residents and to date Mr. Grove has a total of \$700 in pledges for materials which would cost approximately \$950. The court would be maintained by the users and would be coordinated with the Property Committee. Joyce Macphee mentioned that the Activities Committee has pledged \$100 if the project is approved by the Board. Ron was asking for Board approval to build such a court and also for authorization of up to \$300 if no further pledges were received.

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Sally Herstine moved and Judy Beam seconded that the Board approve the development of a Bocce ball court and the use of up to \$300 of funding if needed. All were in favor and the motion passed unanimously.

ACTIVITIES COMMITTEE

In Terry Macker's absence, Joyce Macphee presented the written report of the Activities Committee report which was accepted. She stated that there were no plans for a computer class in the fall.

ARCHITECTURAL REVIEW COMMITTEE

The written report of the Architectural Review Committee was accepted. Sally Herstine requested that a space be included on the ARC request form for garage doors. Pat said she would look into it but due to limited space available, most people include garage doors in the general door category or "other".

PROPERTY COMMITTEE

The written report of the Property Committee was accepted. Malcolm Macphee reported that the situation of the lighting in the pool will be investigated and corrected after the pool is closed for the season.

COMMUNICATIONS COMMITTEE

In Ted Ackley's absence, Bruce Williams presented the written report of the Communications Committee which was accepted.

BOARD OF DIRECTORS BUSINESS ITEMS

TREASURER'S REPORT

Judy Beam moved and Sally Herstine seconded that the Treasurer's Report be accepted as submitted and filed for audit. All were in favor and the motion passed unanimously.

UNFINISHED BUSINESS

1. Back Gate: Malcolm reported that the County Engineers have reported to us that we own the property almost to the road and that the entire island is owned by us. This means that no tree removal will be necessary and that the sign stating "resident entrance only" can be placed in front of the trees, visible from both directions. The metal swing gates will be removed and stored for emergency purposes and all current signs and posts will be removed. Malcolm will get copies of the paper showing our property line and will make sure there is a date on it. He will distribute copies of it to Board members and it will be filed where it can be found easily in the Board files. The estimated cost of this project will be \$400.
Judy Beam moved and Peter Bevan seconded that the Board approve the new Myrtle Ridge back gate entrance including new signage and landscaping for the cost of up to \$400. All were in favor and the motion passed unanimously.
2. Lake Banks: Pat Hosford reported that the report will be completed and presented at the October Board meeting. In the meantime, the projected cost for resolving all safety issues and problem areas would be \$10,000 to be set aside each year for ten years. The Board will consider the funding recommended when developing the 2013 Association Budget.

CORRESPONDENCE

1. Dave Atkins read thank you notes for memorial donations plus a note from a resident thanking the Board members for their hard work for the benefit of the community.

Peter Bevan moved and Sally Herstine seconded that the meeting be adjourned at 10:25 a.m. All were in favor and the motion passed unanimously.

