

MYRTLE TRACE HOMEOWNERS ASSOCIATION
CONWAY, SOUTH CAROLINA
BOARD OF DIRECTOR'S MEETING – October 17, 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, Bobbie Sands and Peter Bevan. Committee Members present were Terri Macker – Activities Committee, Pat Hosford – ARC, Ted Ackley – Communications Committee, and Malcolm Macphee – Property Committee. Also present were Cathy McElroy representing the Past Presidents Council, Mike Reynolds, Dave Smyth, Dorothy Stanton, Sally Krause, Roger Kirschner, Jean Barber, Renzo Falcinelli, Nancy Murphy, Charlene Rose, Nancy Southard, Barbara Artz, Dan Seeds and Lee Besemer.

The Board welcomed the following new owners:

Richard N. and Lori K. King – 105 Holly Springs Court

Dave Atkins introduced guests Jean Barber and Roger Kirschner. Jean Barber addressed the Board on her concern of growing “shabbiness” which she has been witnessing in the community. She listed examples of this shabbiness as painting not being done, out of control landscaping and bushes not being trimmed, driveways in need of repair, patched roofs, plastic chairs in yards, rotting garage doors, stray cats and dog waste not being picked up. Her concern was that the community no longer has the pristine look which all residents appreciate and her fear that things will only get worse. The Board thanked Ms. Barber for bringing her concerns to the Board.

Mr. Kirschner had similar issues to bring before the Board, those being that the lake banks are not being cut as they should be, driveways are not being blown off after the grass in the common areas is mowed, lakes are dirty and full of debris and the properties are in general not looking good. The Board thanked Mr. Kirschner for bringing his concerns to the Board.

Dave Atkins asked Malcolm Macphee and the Property Committee to follow up on the items brought up at the meeting and to make adjustments where appropriate.

Sally Herstine moved and Judy Beam seconded that the minutes of the September 19, 2012, meeting be approved as submitted. All were in favor and the motion passed unanimously.

Pat Hosford was then called upon to give a report from the Lake Banks Committee. Pat first of all named the resident volunteers who made up the committee. Representatives from ARC were Renzo Falcinelli, Nancy Murphy, Dorothy Stanton, Bob Reid and Pat Hosford. Representatives from the Property Committee were Malcolm Macphee, Mike Reynolds, and Dave Smyth. Pat thanked all committee members for their untiring work on this project.

The committee was formed in 2011 for safety reasons. The goal in improving the lake banks is stabilization of the banks by eliminating the undercutting of the banks due to erosion. In order to correct this situation, retaining walls are needed and the committee proposes doing this over a period time, starting with the most critical areas first. Funding for this project could be accomplished by one of the following three methods:

1. Homeowners expense
2. HOA and homeowners expense
3. HOA expense.

Pat reported that the committee had met with our lawyer who advised that undercutting is due entirely to the lakes and the cost of installing retaining walls should be the Association's responsibility.

The Board accepted the report of the Lake Banks Committee and thanked Pat and all committee members for their hard work in completing a difficult task.

ACTIVITIES COMMITTEE – The written report of the Activities Committee was accepted.

ARCHITECTURAL REVIEW COMMITTEE - The written report of the Architectural Review Committee was accepted. Pat requested that the ARC be granted a small budget to spend in order to clean up properties where no one is responsible. Dave Atkins said the Board would discuss that at the budget meeting which was being held after the regular meeting.

PROPERTY COMMITTEE - The written report of the Property Committee was accepted. Malcolm Macphee reported that Charlene Rose is stepping down as the pool person and that the person recommended by the Property Committee to fill the spot was Gary Kyes who has expressed willingness to accept the job.

COMMUNICATIONS COMMITTEE – The written report of the Communications Committee was accepted.

BOARD OF DIRECTORS BUSINESS ITEMS

TREASURER'S REPORT

Sally Herstine moved and Bobbie Sand 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. Lake Banks: This item was discussed previously in the meeting.

NEW BUSINESS

1. Common Property Tree Removal Policy: The property guidelines concerning a tree which is rooted on common ground which falls on personal property is not clearly stated as far as responsibility for the clean-up and possible damage to the property is concerned. **Peter Bevan moved and Sally Herstine seconded that the Board approve the supplement to the common property tree removal policy.**
2. Reminders from Dave that the date for the Annual meeting is 2/16/13 and the date for the volunteer brunch is 1/26/13.

CORRESPONDENCE

1. Dave Atkins read thank you notes for memorial donations.

Judy Beam moved and Peter Bevan seconded that the meeting be adjourned at 11:05 a.m. All were in favor and the motion passed unanimously.

Respectfully submitted,

Lee Besemer

