

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

BOARD OF DIRECTOR'S MEETING – May 15, 2013

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, Bobbie Sands, Ellen Elliott and Les Gerhart. Committee Members present were Terri Macker – Activities Committee, Pat Hosford – ARC, Ted Ackley – Communications, and Malcolm Macphee – Property Committee. Also present were Nancy Southard, Barbara Artz, Dan Seeds and Lee Besemer.

The Board honored the memory of the following deceased residents:

Carl Streng – May 7, 2013

Edward Lowndes – May 13, 2013

The Board welcomed the following new owners:

Anthony and Patricia Rallo – 129 Hickory Drive

Garrett and Roberta Boatman – 129 Wedgewood Lane

Franklin and Margaret Connelly – 102 Timberline Drive

Muzaffer and Barbara Demirer – 105 Ashwood Court

Vincent and Jane Caterina – 117 Birchwood Lane

Ellen Elliott moved and Judy Beam seconded that the minutes of the April 17, 2013, meeting be approved as corrected. All were in favor and the motion passed unanimously.

ACTIVITIES COMMITTEE – The written report of the Activities Committee was accepted. Terri Macker announced to the Board that the Memorial Day Parade would include a small honor guard this year. She also announced that there would be three free events sponsored by the Activities Committee but that the Memorial Day luncheon was not one of them

ARCHITECTURAL REVIEW COMMITTEE - The written report of the Architectural Review Committee was accepted. Pat distributed information concerning the use of generators and asked for approval to include this information in the ARC Guidelines. The Board made one change concerning location. **Ellen Elliott moved and Judy Beam seconded that approval be given to ARC to include the information concerning generators in the ARC Guidelines. All were in favor and the motion passed unanimously.**

PROPERTY COMMITTEE – The written report of the Property Committee was accepted. Malcolm announced that Animal Control will be contacted concerning the beaver which has been living behind Cricket Court. The Property Committee is in the process of categorizing and prioritizing drainage problems throughout the community. Also, the Property Committee will provide cost estimates for tree removal and stump grinding at next month's Board meeting.

COMMUNICATIONS COMMITTEE – The written report of the Communications Committee was accepted. Ted reported that talks with all concerned with the flyers which go into the News & Views are continuing and all is going well.

BOARD OF DIRECTORS BUSINESS ITEMS

TREASURER'S REPORT

Les Gerhart moved and Bobbie Sands seconded that the Treasurer's Report be accepted as submitted and filed for audit. All were in favor and the motion passed unanimously.

Ellen brought up an issue of late charges issued to residents who do not follow the laid-down procedures of making timely payment of their homeowners' dues. After a discussion of this issue, it was agreed that Ellen would work on a possible word change to this policy. Ellen will inform the homeowner concerned that the Board did not vote to waive the late charge.

UNFINISHED BUSINESS

1. Clubhouse Refurbishing Committee Report: The meeting of this committee will be held on May 17 and a report will be made at next month's Board meeting.

NEW BUSINESS

1. Pool Maintenance/Repair Plan: The Property Committee will come up with a plan for cabana refurbishing correction of safety items such as loose boards. The issue of the leak will be addressed in October after this year's pool season.
2. Pool Service Contract: The service contract with Ken's Pools was presented to the Board. The Board requested that the date for possible cancellation should be changed to March 1 and that the pool should be tested weekly during the winter period. **Judy Beam moved and Bobbie Sands seconded that the pool service contract with Ken's Pools be accepted with the changes as stated above. All were in favor and the motion passed unanimously.**
3. 2013 Road Patching Cost: On Myrtle Trace Drive, no replacement is scheduled; however, significant patching is required. **Ellen Elliott moved and Judy Beam seconded that the Board approve an expenditure overrun for road surface patching in an amount not to exceed a total cost of \$5,500. All were in favor and the motion passed unanimously.**
4. Club House Electrical Repairs: Bids are currently being received and will be presented at next meeting.
5. New Property Committee Appointments: **Ellen Elliott moved and Bobbie Sands seconded that Lydia Baraga and Paul (Sallas) be accepted into the Property Committee. All were in favor and the motion carried unanimously**

Judy Beam moved and Les Gerhart seconded that the meeting be adjourned at 10:45 a.m. All were in favor and the motion passed unanimously.

Respectfully submitted,

Lee Besemer
Recording Secretary