

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

BOARD OF DIRECTOR'S MEETING – June 19, 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 Nancy Southard – Property Committee. Also present were Steve Sands, Charlene Rose, Gayne Wray, Jay Sharp, Rob Macker, Kathy Dulhagen, Elizabeth Maass, Barbara Artz, Dan Seeds and Lee Besemer.

The Board honored the memory of the following deceased resident:

Sandy Billeter – May 30, 2013

The Board welcomed the following new owners:

Peggy C. Carter – 214 Glenwood Drive
Thomas and Sally Wilson – 104 Berry Tree Lane

The Board welcomed the following new renters:

Dennis McFarland and Ian McFarland – 134 Myrtle Trace Drive

Dave Atkins introduced a guest, Steve Sands, who addressed the issue of ineffective smoke detectors which are installed in many homes in Myrtle Trace. Steve pointed out that smoke detectors become ineffective in warning of a potential fire in a home after ten years, even though they still operate electrically. He has come up with a plan whereby, with the use of volunteers which he has already lined up, all homeowners will have the opportunity to have their smoke detectors categorized and possibly replaced with new detectors which will be provided by Lowe's at a reduced price. Further information will be forthcoming in the next News & Views. The Board thanked Steve for taking on this project in the interest of the safety of the community and its residents.

The Board introduced a second guest, Elizabeth Maass, who addressed the issues of unkempt yards, underage residents, pick-up trucks in driveways and consistency of fines for infractions of the Covenants. At the conclusion of Elizabeth's expressions of concerns, the issues were addressed by Board Member Ellen Elliott and ARC Chair Pat Hosford. Elizabeth stated that she was not aware of various actions which had been taken concerning these issues and was appreciative of the measures taken by the Board. The Board thanked her for taking an interest in the community.

Ellen Elliott moved and Judy Beam seconded that the minutes of the May 15, 2013, meeting be approved as submitted. All were in favor and the motion passed unanimously.

ACTIVITIES COMMITTEE – The written report of the Activities Committee was accepted. Terri Macker announced that, as usual, there would be no July meeting and that starting in August the Activities Committee would revert back to evening meetings.

ARCHITECTURAL REVIEW COMMITTEE - The written report of the Architectural Review Committee was accepted.

PROPERTY COMMITTEE – The written report of the Property Committee was accepted.

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

BOARD OF DIRECTORS BUSINESS ITEMS

TREASURER’S REPORT

Ellen reported that the Association is in good financial state. **Bobbie Sands moved and Les Gerhart 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. Traffic Safety Study: The study has been completed and Nancy Southard distributed copies of the report. The report was very comprehensive and the Board thanked Nancy and the Committee for doing an excellent job. The findings of the study showed that Myrtle Trace as of this point does not qualify for speed devices and that there are no major traffic safety problems in the community. The report will be copied on our web site and will be distributed to all residents through the News & Views. **Judy Beam moved and Bobbie Sands seconded that the Board accept the report from the Traffic Study Committee. All were in favor and the motion passed unanimously.**
2. Pool Maintenance/Repair Plan: The Board needs a plan of expenditures for pool maintenance to include cabana refurbishing and correction of safety items from the Property Committee.
3. Club House Electrical Repairs: Report will be forthcoming.

NEW BUSINESS

1. Lake Bank Committee: Pat Hosford distributed a list showing the recommendations of the Committee for retaining walls to be completed in 2014. This list was made up according to the lakes with the worst degree of undercutting when assessed last year. This list is to be used for budget purposes at this point.

OTHER ITEMS

1. The Board will meet with the Clubhouse Refurbishing Committee immediately following this Board meeting.
2. The Board went on record that the purpose of the Neighborhood Watch volunteers is not to inspect the homes in the community for possible infractions to the covenants.

Ellen Elliott moved and Judy Beam seconded that the meeting be adjourned at 10:35 a.m. All were in favor and the motion passed unanimously.

Respectfully submitted,

Lee Besemer
Recording Secretary

