

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

BOARD OF DIRECTOR'S MEETING – August 21, 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, Nancy Murphy – ARC, Ted Ackley – Communications Committee, and Malcolm Macphee – Property Committee. Also present were Barbara Artz, Dan Seeds and Lee Besemer.

The Board honored the memory of the following deceased resident:

Norman Heindel – August 4, 2013

The Board welcomed the following new owners:

Susan Lyons – 114 Juneberry Lane

Philip and Marjorie Anctil – 197 Glenwood Drive

The Board welcomed the following new renter:

Nadine Rice – 228 Cottonwood Lane

Judy Beam moved and Bobbie Sands seconded that the minutes of the July 17, 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 talked about the Get Acquainted Social and looked forward to seeing as many Board members in attendance as possible. Personal invitations have been issued to new residents.

ARCHITECTURAL REVIEW COMMITTEE - The written report of the Architectural Review Committee was accepted. Nancy Murphy sat in for Pat Hosford in her absence. The Board made mention of the number of trees which were being approved for removal recently and asked that the reason for tree removal be included in the report in the future. Nancy said she would report back to the committee on that request.

PROPERTY COMMITTEE – The written report of the Property Committee was accepted. Malcolm stated that the drainage on some of the properties in Myrtle Trace was becoming a problem, especially during storms and heavy rainfall, and the Committee would be focusing on such drainage problems. After a discussion, the Board agreed that the Association is not responsible for water drainage problems on private residential property and a statement will be prepared for the September News & Views to clarify property drainage responsibility.

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 Judy Beam 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. Clubhouse Refurbishing Plan: The date of September 3, 2013, at 2:00 has been set to present the plan of the Refurbishing Committee to the residents of Myrtle Trace.
2. Clubhouse Electrical Repairs: Three bids have been received for electrical work to be done in the clubhouse. Two additional circuits are needed for kitchen outlets and one additional circuit is needed for the entertainment corner near the library. Approximately 2/3 of the cost of replacement of lighting fixtures at the Clubhouse, Cabana and Maintenance Building will be covered by a grant from Santee Cooper. Additional information is needed before a bid can be awarded.
3. Clubhouse Floor Water Leak: The carpet was raised up in the area of the dampness and there is no evidence of any cause for a leak. It has been decided that the dampness was caused by some wet item, such as a cooler containing ice, being placed in that area.

NEW BUSINESS

1. Property Committee Appointments: Because of the intended relocation of Malcolm Macphee, and to have a smooth transition to a new Committee Chair, the Board appointed Nancy Southard to Chair. Malcolm agreed to serve as Vice Chair until he leaves Myrtle Trace. The Board thanked Malcolm for his energy and dedication to the job while he was in the position.
2. **Ellen Elliott moved and Les Gerhart seconded that Nancy Southard be accepted as Chairman of the Property Committee and that Malcolm Macphee be accepted as Vice Chairman. All were in favor and the motion passed unanimously.**
3. Pool Maintenance for the Month of October: **Judy Beam moved and Bobbie Sands seconded that Kens Pools be awarded a one month contract for full pool maintenance during the month of October, 2013. All were in favor and the motion passed unanimously.**

OTHER ITEMS

1. Thank you notes were received from recipients of donations in memory of deceased residents.

Judy Beam moved and Bobbie Sands seconded that the meeting be adjourned at 10:20 a.m. All were in favor and the motion passed unanimously.

Respectfully submitted,

Lee Besemer
Recording Secretary