

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

BOARD OF DIRECTOR'S MEETING – September 18, 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 Committee, and Nancy Southard – Property Committee. Also present were Marie Crosson, Malcolm Macphee, Charlene Rose, Barbara Artz, Dan Seeds and Lee Besemer.

Marie Crosson of 125 Hickory Drive appeared before the Board and complained that the rain water off the roads was causing flooding on her property and shared her opinions with the Board. The President thanked her for her comments and advised the comments would be taken under consideration.

The Board honored the memory of the following deceased residents:

Jim Sanders – August 24, 2013  
Junior Roberts – September 9, 2013  
Carl Franklin – September 13, 2013  
Lou Robinson – September 14, 2013

The Board welcomed the following new owners:

Paul and Beverly Oxley – 244 Cottonwood Lane  
Henry and Maryellen Garbarz – 219 Candlewood Drive  
Daniel and Diane Badolato – 240 Candlewood Drive  
Gary and Virginia Cooper – 241 Cottonwood Lane

The Board welcomed the following new renters:

Anne Wood and Scott Hoffman – 114 Laurelwood Lane  
Elizabeth Lijewski and John Paul Williams – 118 Laurelwood Lane

**Ellen Elliott moved and Judy Beam seconded that the minutes of the August 21, 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 stated that there are 42 new residents since last year's event.

**ARCHITECTURAL REVIEW COMMITTEE** - The written report of the Architectural Review Committee was accepted. Pat Hosford stated reasons for not including the reason for tree removal on the report and is going to discuss it with the ARC at their next meeting.

**PROPERTY COMMITTEE** – The written report of the Property Committee was accepted. Nancy Southard stated that the Committee feels that there is still a problem with the parking stops at the disabled spaces in the parking lot and that they are still a hazard. The Board feels that enough has been done to make them noticeable but if the Property Committee can come up with additional precautions they can be discussed at the next Board meeting. As a separate item, the Board asked Nancy to have the Committee inventory the pool furniture when it is put away in November and present the information to the Board.

COMMUNICATIONS COMMITTEE – The written report of the Communications Committee was accepted. Kathy Dulhagen has been appointed by the Activities Committee to review all flyers going into the News & Views.

BOARD OF DIRECTORS BUSINESS ITEMS

TREASURER’S REPORT

Ellen reported that the Association is well within budget. **Judy Beam 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. Repair to Golf Cart Path: The area will be repaired by the contractor.
2. Clubhouse Electrical Repairs: **Ellen Elliott moved and Bobbie Sands seconded that bids be awarded for \$850 to S & B Electric for rewiring in the Club House and for \$1,024.50 to Peach Tree Electric for lighting in the Club House, Maintenance Building and Cabana and approval to submit a grant to Santee Cooper for partial funding of the lighting project. All were in favor and the motion passed unanimously.**

NEW BUSINESS

1. Association Property Insurance: The Association has been notified by our property insurance carrier that the insurance premiums will increase by 18%. One solution to reducing the increased premium costs is to increase the deductible. Dan Seeds will contact other insurance carriers to obtain estimates for property insurance. To maintain coverage, the Board agreed to increase the deductible for the current insurance and will revisit this topic after Dan has obtained other cost estimates.
2. Nominating Committee: Judy Beam reported that the first meeting of the Nominating Committee would be held on September 19 and she was looking to get some good suggestions of possible candidates.

OTHER ITEMS

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

**Bobbie Sands moved and Judy Beam seconded that the meeting be adjourned at 10:40 a.m. All were in favor and the motion passed unanimously.**

Respectfully submitted,

Lee Besemer  
Recording Secretary