

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

BOARD OF DIRECTOR'S MEETING – November 20, 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 Pat Hargreaves, Bill Fox, Dan Seeds and Lee Besemer.

The Board welcomed the following new owners:

Cecil and Sandra Palmer – 101 Bentwood Circle
Richard and Virginia Ellis – 105 Mayberry Lane
Richard and Patricia Hogan – 112 Boxwood Lane
Anne Gillard – 158 Myrtle Trace Drive
George and Carol Pappas – 120 Cedar Ridge Lane
James and Peggy Webb – 226 Candlewood Drive

The Board welcomed the following new renters:

Leo and Beth Ross – 184 Glenwood Drive 124 Berry Tree Lane
Anne Wood and Scott Hoffman – 114 Laurelwood Lane
Carol Wojtko – 105 Moss Circle

Bobbie Sands moved and Judy Beam seconded that the minutes of the October 16, 2013, meeting be approved as submitted. All were in favor and the motion passed unanimously.

Refurbishing Committee Report: Bill Fox, Chairman of the Clubhouse Refurbishing Committee, gave a synopsis of the Committee and its work, as well as passing out a schedule of the work to be done and the dates listed for each segment. The clubhouse will be closed from February 23 through March 30. In order to hold the best possible prices, purchase orders will be issued before the end of the year as a commitment, although the money will not be spent at this time. Bill and Pat will discuss the issuance of purchase orders as far as vendor, item, cost and date with Dan Seeds. Ellen will meet with Dan to discuss the transfer of funds for the Purchase Orders. The Refurbishing Committee will make a monthly report to the Board of Directors. The Board thanked Bill Fox and asked him to pass the gratitude of the Board on to the other committee members for their hard work.

ACTIVITIES COMMITTEE – The report of the Activities Committee was accepted. Terri Macker talked about the correct date for the Luminaries would be December 7.

ARCHITECTURAL REVIEW COMMITTEE - The written report of the Architectural Review Committee was accepted. Pat Hosford requested that a new style of pergola be allowed for all homes in Myrtle Trace. **Ellen Elliott moved and Bobbie Sands seconded that the Board approve the adjustable, louvered, patio cover be added to the ARC Guidelines as an available option. All were in favor and the motion passed unanimously.**

PROPERTY COMMITTEE – The written report of the Property Committee was accepted. The Board requested that a well contractor inspect the pump for Osprey Lake to determine what options are

available to correct the pumping problems associated with the existing pump. The Board suggested that the Property Committee Chair check with our insurance and our lawyer about removing our no trespassing signs and also agreed that there would be a note in the News and Views concerning the hours of the alarm system in the clubhouse.

COMMUNICATIONS COMMITTEE – Everything running smoothly.

BOARD OF DIRECTORS BUSINESS ITEMS

TREASURER'S REPORT

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.

Ellen Elliott explained that the 2014 dues would include a five dollar increase effective January 1 2014, bringing the monthly dues to \$70. This increase would be in order to meet the needs of annual operating costs, current infrastructure improvements and anticipated future projects. **Ellen Elliot moved and Judy Beam seconded that the 2014 budget be accepted. All were in favor and the motion passed unanimously.**

Ellen Elliott shared a possible new format for monthly financial reports. Board Members will report and make a decision about use at the December meeting.

UNFINISHED BUSINESS

1. Lake Banks: Lake Bunting at Boxwood will be the next lake project. There will be some private property involved and a meeting will be set up with our lawyer.
2. Repair to Golf Cart Path: Dan will send a letter to the contractor giving them two weeks and then after that deadline Al Hardee will be asked to make the repairs.
3. Nominating Committee: Having meetings and collecting resumes.
4. Association Property Insurance: Dan reported that he got bids from two other companies but no one can compete with State Farm. **Les Gerhart moved and Judy Beam seconded that we stay with State Farm with a \$5,000 deductible. All were in favor and the motion passed unanimously.**

NEW BUSINESS

1. Pool/Cabana Improvement Plan: A Committee has been working towards solution to leaks, wood decking, cabana, and landscaping.
2. **Bobbie Sands moved and Judy Beam seconded that the Contractors Holiday Gifts remain as they were in the past. All were in favor and the motion passed unanimously.**

Bobbie Sands moved and Judy Beam seconded that the meeting be adjourned at 11:40 a.m. All were in favor and the motion passed unanimously.

Respectfully submitted,

Lee Besemer
Recording Secretary