

Myrtle Trace Home Owners Association Conway, South Carolina

Board of Director's Meeting - April 16, 2014

CALL TO ORDER: The meeting was called to order by Board President Ellen Elliott at 9:00 a.m. at the newly renovated Myrtle Trace Clubhouse.

ATTENDANCE:

Board Members present were Ellen Elliott, Bobbie Sands, Les Gerhart, Ray Binis and Mary Johnsen. Committee Members present were: Pat Paxson- Activities Committee, Pat Hosford, ARC, Dave Smyth, Property Committee. Also present were Dan Seeds, Barbara Artz, Charlene Rose and Terry Eisenhardt Corresponding Secretary.

Resident Steve Sands spoke about the success he had with the smoke alarm project he led and wondered if we should look into some type of fire extinguisher. He spoke about Stove Top Fire Stop. It is mounted above the stove reacting to high heat as oppose to the traditional style fire extinguisher. More information is needed on this newer style.

The Board welcomed four new residents:

Robert Nipper and Sandra Huggins – 110 Birchwood Lane
Hunter and Mary Ann Moore – 107 Laurelwood
Joseph and Carol Estrella – 105 Laurelwood
Robert and Jane Bird – 107 Walnut Circle

Ellen asked for a motion to approve the March 19 meeting minutes. Bobbie Sands moved and Mary Johnsen seconded. All were in favor and the motion passed unanimously.

ACTIVITIES COMMITTEE -Pat Paxson The report of the Activities Committee was accepted.

ARCHITECTURAL REVIEW COMMITTEE - Pat Hosford The written report for the March 24 meeting was accepted. Pat stated we are still dealing with tree removals that are a result of the ice storm and we are requesting replacement especially on those in front yard properties. Pat commented on the problem with homes that are unkempt and are pending bank ownership and have been vacant for a very long time. One property on Laurelwood Lane has received many complaints from neighbors and no action by the bank. ARC requested funds to pay Hardee's crew to clean up this property. Mary Johnsen moved approval of this request and Ray Binis seconded. All were in favor and the motion passed unanimously. The second problem involves a homeowner with a drainage problem on low common ground. Les Gerhart made a motion to send a letter to the homeowner stating the work will be done at her request and expense. Any future maintenance or problem will be the responsibility of the current owner and it is her onus to inform a future homeowner. Ray Binis seconded and all approved. Dan Seeds will send the letter.

PROPERTY COMMITTEE - Dave Smyth - He and Nancy Southard identified 10 hanging limbs from the ice storm that need to be removed. They are looking for a tree service to have them removed. The air conditioning in the clubhouse is not working efficiently because the ducts are in need of repair. Les Gerhart made a motion to accept the Committee's recommendation to use funds for the repair. Ray Binis seconded. All approved and the motion passed unanimously.

The Committee also suggested a change to pool hours because of the difficulty of getting someone to come back and close up at 10 p. m. After some discussion, Mary Johnsen made a motion to officially close the pool at 9:00 p.m. but allow residents to stay in the pool until 10:00 p.m. Bobbie Sands seconded the motion and all were in favor.

The Clubhouse roof is 18 years old and in need of replacement. The Committee will seek bids and also contact the original contractor to discuss the warranty. Ray Binis motioned to accept the recommendation and Mary Johnsen seconded. All were in favor and the motion passed unanimously. The Board will act on the contract once all bids are received.

The pool area will be power washed on April 17th and the pool furniture will be power washed on April 23rd.

COMMUNICATIONS - The written report of the Communications Committee was presented.

TREASURER'S REPORT - Les Gerhart reported that even after substantial March payments were made, we remain in a sound financial position in our first quarter of 2014. Bobbie Sands moved and Mary Johnsen seconded to accept the Treasurer's report and file it for audit; all were in favor.

Les Gerhart explained that the anticipated large expenses, furniture and flooring were ordered in December therefore were deducted in 2013. There was discussion about Myrtle Trace using an accrual base method of accounting instead of a cash base method. Pros and cons for both methods were discussed and two recommendations were made regarding a change. Before the Board can make a decision, more research is needed. Dan will explore with the IRS any implications and discuss them with our auditor. For the next meeting, Les and Dan will itemize the total refurbishing expenses because they occurred in both 2013 and 2014

UNFINISHED BUSINESS

1. Golf Cart Path - The letter was sent to Blanton Construction along with the bill for the repair of the golf cart path, with a due date of April 1st. We have not heard from them and as we discussed at our last meeting, we will now report it to the Better Business Bureau. Ellen asked for a motion for Dan Seeds to send the letter. Mary Johnsen motioned and Bobbie Sands seconded. The motion passed unanimously.

NEW BUSINESS

Les Gerhart suggested an addition to the current policy on contracts that would apply to single and

separate contracts where the work done is the primary item, not materials. The change would be that every contract have a 1 year warranty and hold back 10% of the payment to the contractor. Ellen asked for a motion to include a 1 year warranty in the contract. Mary Johnsen moved and Ray Binis seconded. All approved. Ray Binis moved to table the hold back section until we do further research. Bobbie Sands seconded. All approved. Les, Ray and Dan will further research for the next meeting.

CORRESPONDENCE

We received a thank you from Mary Maurer for \$50 donation to the Kidney Foundation in memory of Charles Maurer. Also, a thank you from Millie VanSlaars for \$50 donation to the Multiple Myeloma Research Foundation in memory of Kenneth Van Slaars.

OTHER

We are going to have a Board of Directors listening session to invite residents to ask questions, give feedback or compliments on May 15 from 1-2 p.m. at the Clubhouse. The first topic discussed will be the parking of non-commercial trucks overnight.

BOARD BRIEFS

Board listening session, pool hour changes

Bobbi Sands moved and Mary Johnsen seconded that the meeting be adjourned at 10:25a.m. All were in favor and the motion passed unanimously.

Respectfully submitted,
Terry Eisenhardt, Corresponding Secretary