

MYRTLE TRACE HOMEOWNERS ASSOCIATION
CONWAY, SOUTH CAROLINA

BOARD OF DIRECTORS MEETING – October 15th, 2014

CALL TO ORDER: The meeting was called to order by Board President, Ellen Elliott, at 9:00 a.m.

ATTENDANCE: Board Members: Ellen Elliott, Bobbie Sands, Les Gerhart, Ray Binis, and Mary Johnsen.
Committee Members: Kathy Gerhart for Pat Paxon – Activities Committee, Pat Hosford – Architectural Review Committee, Ted Ackley – Communications Committee, Nancy Southard – Property Committee.
Also present were Jim Luneke, Earl Lee, Norm Hargreaves, Sue Sorrell, Barb Artz, John Bourne and Charlene Rose.

The Board honored the memory of the following deceased resident:

Bob Stricker – October 1, 2014

The Board welcomed the following new resident:

Robert Aldridge

The Board welcomed the following new renter:

Joan Wimsatt

Ellen Elliott introduced Diane Gascoigne as the new Recording Secretary and stated Kathy Gerhart would be representing Pat Paxon for the Activities Committee. She welcomed residents attending the meeting with a concern. Norm Hargreaves, Sue Sorrell and Earl Lee all spoke on the topic of trucks being left in resident's driveways. Ellen stated as she understands this group, there is a concern about a specific residence and a general concern. She also stated ARC has the responsibility for trucks in driveways, but as always, the final decision is made by the Board.

Bobbie Sands moved and Mary Johnsen seconded that the minutes of the September 17, 2014 meeting be approved. All were in favor and the motion passed unanimously.

ACTIVITIES COMMITTEE: Kathy Gerhart distributed a copy of the written report of the Activities Committee. She stated the committee was contributing \$300 towards the purchase of a large screen TV for the clubhouse. She also stated things were being discussed for making a donation to Mercy Hospice for Children again this Christmas.

ARCHITECTURAL REVIEW COMMITTEE: The written report of the Architectural Review Committee was accepted. Pat said the second report was not done because the second Monday in October when the committee met fell just before the Board meeting. At this time a visiting resident asked about tree replacement and if all trees taken down at the front of a house were supposed to be replaced by the homeowner. Pat answered that only decorative trees planted by the developer such as the Bradford Pears were required to be replaced. Others are replaced as the committee sees fit. It was also asked if the number of trees coming down could cause a problem with flooding. Pat answered that only trees

with a problem were approved for removal and Ellen added that the large number of lakes mediate the water run-off.

PROPERTY COMMITTEE: Nancy distributed a copy of the written report for Property Committee. Questions about the repair and cost of the pool were raised. Dan Seeds said any additional charges would have to be submitted to the Board as a letter of amendment to the contract.

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

BOARD OF DIRECTORS BUSINESS ITEMS

TREASURER'S REPORT: Les said Myrtle Trace is doing fine.

Bobbie Sands moved and Ray Binis seconded that the Treasurer's Report be accepted as submitted and filed for audit. All were in favor and the motion passed unanimously.

BUSINESS:

1. Nominating Committee – there is a meeting this afternoon.
2. The Board received a letter from a homeowner requesting late fees be waived. The Board has reviewed this.

A motion was made by Bobbie Sands and seconded by Ray Binis to deny the request. The motion passed unanimously.

3. The Board received an anonymous gift from a deceased individual for the new TV in the clubhouse. The Board will make up the difference. Ellen stated the stipulations are that it be a 70" TV, have the proper technology requirements, have a price cap of \$1,750 and be purchased locally. The Activities Committee and the Property Committee should each appoint one person to assist in this purchase.

Motion to purchase a TV with a cap of \$1,750 was made by Mary Johnsen and seconded by Bobbie Sands. All were in favor and the motion passed unanimously.

The second reading and action regarding re-zoning and annexation of the property behind Candlewood Drive will be this Monday, October 20, 2014, at 5:30 p.m. Ellen will attend. The Board is monitoring it.

There is another meeting of the Horry County delegates to the state legislature on October 29th at 7:00 p.m. It is an open meeting at which they are looking for comments on potential legislation that would affect HOA's. It will be held at HGTC and Myrtle Trace will be represented.

CORRESPONDENCE:

The Board received a thank you note from Lynn Cannon for a \$50 donation to the American Cancer Society in memory of Dave Cannon and from George Higgs for a \$50 donation to the American Fibromyalgia Association in memory of Betsy Higgs.

OTHER:

The Property Committee is looking into protective shields to be placed at the base of homeowner's mailbox posts to protect the life of posts. Weed-whackers and edgers have damaged the posts. The area by mail box posts will be tamped down as they have risen and posts will also be painted. Road posts will also be addressed. Rye grass will be put in at the entrance and nitrogen fertilizer in the common areas.

Mary Johnsen moved and Ray Binis seconded that the meeting be adjourned at 9:50 a.m. All were in favor and the motion passed unanimously.

Respectfully submitted,

Diane Gascoigne
Recording Secretary