

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

BOARD OF DIRECTORS MEETING – April 15, 2015

CALL TO ORDER: The meeting was called to order by Board President, Les Gerhart, at 9:03 a.m.

ATTENDANCE: Board Members: Les Gerhart, Mary Johnsen, Ray Binis, Dusty Rhodes
Absent: Ellen Elliott

Committee Members: Pat Paxon – Activities Committee, Pat Hosford – Architectural Review Committee,
Ted Ackley – Communications Committee, Property Committee - Nancy Southard
Also present were Dan Seeds, Nancy Seeds, Jim Luneke, Norm Paulson, Charlene Rose and Diane Gascoigne

NOTE OF PASSING RESIDENTS:

The Board honored the memory of the following deceased resident:
Marie Molter – March 14, 2015

NOTE OF NEW OWNERS:

The Board welcomed the following new owners:

Bonnie M. Bieniek – 139 Myrtle Trace Drive on March 18, 2015
John Martin and John Drohan, Jr. – 128 Myrtle Trace Drive on April 1, 2015

APPROVAL OF MINUTES:

Mary Johnsen moved and Ray Binis seconded that the minutes of the March 18, 2015 Board Meeting be approved. All were in favor and the motion passed unanimously.

COMMITTEE REPORTS:

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

ARCHITECTURAL REVIEW COMMITTEE - The written report of the Architectural Review Committee was accepted.

PROPERTY COMMITTEE – Nancy said the committee handled a complaint made on a property on Myrtle Trace Drive concerning safety and asked the Board for further direction. The Board will take action on this matter. The written report of the Property Committee was accepted.

COMMUNICATIONS COMMITTEE – Ted said he has received several favorable comments on the new layout of the Myrtle Trace phone directory. The written report of the Communications Committee was accepted.

TREASURER’S REPORT – Mary said the current financial condition continues to be sound. Les said the auditor said everything is fine.

Ray Binis moved and Dusty Rhodes seconded that the Treasurer’s Report be accepted as submitted. Ray Binis moved and Mary Johnsen seconded that the audit be accepted. All were in favor and the motions passed unanimously.

BOARD OF DIRECTOR’S BUSINESS ITEMS:

Nancy gave an updated report on the pool deck, cabana and fence restoration project. The total project is coming in under budget. However, some things had to be done that were not anticipated including bringing the bathrooms up to DHEC code and the repositioning of one light by the pool per DHEC regulations. DHEC is scheduled to come today or tomorrow to inspect these items. There was also a problem with the stall partitions in the bathrooms which will need to be replaced.

Mary Johnsen moved and Ray Binis seconded that the stall partitions be replaced at a cost not to exceed \$3,300 to include tax and labor. All were in favor and the motion passed unanimously.

The total project will still come in under budget.

Les said the clubhouse sound system contract has been signed and the first payment made. The system will be installed this month.

There have been no more applicants from the advertisement put in the News and Views for an Administrative Consultant. The deadline was yesterday, April 14th. Jim Luneke had previously expressed an interest in the position and the Board will meet with him next Wednesday, April 22nd at 10:00 a.m. Les asked Dan Seeds to attend.

Les brought up an amendment to the contract provisions of Board policies. The provision being amended is the provision establishing payment schedule. Les read the amended provision to everyone present. It recognizes that every contract is different and has its own circumstances. It gives the contracting committee, generally the Property Committee, the ability to fashion the contract as per the circumstances that each contract needs.

A motion to accept the Board Contract Policy Amendment was made by Dusty Rhodes and seconded by Mary Johnsen. All were in favor and the adoption of the policy amendment was passed unanimously.

A concern has been raised about dogs in the clubhouse. After discussion it was decided that Les will make a provision stating only service dogs are to be allowed in the clubhouse and will present it to the Board at the May meeting for review.

CORRESPONDENCE:

The Board received a letter of appreciation from the Navy-Marine Corps Relief Society for the donation given in memory of H. Bud Eisenhardt.

A motion was made by Mary Johnsen and seconded by Ray Binis that the meeting be adjourned at 10:13 a.m. All were in favor and the motion passed unanimously.

Respectfully submitted,

Diane Gascoigne, Recording Secretary