

MYRTLE TRACE HOMEOWNERS ASSOCIATION
CONWAY, SOUTH CAROLINA

BOARD OF DIRECTORS MEETING – May 20, 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, Ellen Elliott

Committee Members: Diane McDonough for Pat Paxson – Activities Committee, Pat Hosford – Architectural Review Committee, Ted Ackley – Communications Committee, Property Committee – Nancy Southard
Also present were Dan Seeds, Nancy Seeds, Jim Luneke, Barb Artz, Nancy Murphy, Charlene Rose and Diane Gascoigne

NOTE OF PASSING RESIDENTS:

The Board honored the memory of the following deceased residents:

Starr Smith – 113 Laurelwood Lane, April 22, 2015
Joan Paradiso – 175 Glenwood Drive, April 30, 2015
Dorothy Stanton – 104 Laurelwood Lane, May 3, 2015
Ruth H. Coy – 102 Birchwood Lane – May 9, 2015

NOTE OF NEW OWNERS:

The Board welcomed the following new owners:

John and Mary Lehman – 163 Myrtle Trace Drive, April 7, 2015
Gregory F. Spellman – 228 Wedgewood Lane, April 30, 2015
Miles T. and Pamela A. Reinhart – 245 Candlewood Drive, May 4, 2015

NOTE OF NEW TENANTS:

The Board welcomed the following new tenants:

Ronald and Geraldine DuPont – 205 Butternut Circle
Joseph and Frances Mehalick - 220 Wedgewood Lane

APPROVAL OF MINUTES:

Mary Johnsen moved and Ray Binis seconded that the minutes of the April 15, 2015 Board Meeting be approved. All were in favor and the motion passed unanimously.

COMMITTEE REPORTS:

ACTIVITIES COMMITTEE – Diane McDonough reported in Pat Paxson’s absence. The written report of the Activities Committee was accepted.

ARCHITECTURAL REVIEW COMMITTEE - Pat Hosford said a roof had been replaced by a homeowner without submitting a request to the Architectural Review Committee. The color was not one of the approved colors for roofs in Myrtle Trace. The contractor is going to re-do the roof at his expense. The written report of the Architectural Review Committee was accepted.

PROPERTY COMMITTEE – Nancy reported that the committee has found a pine tree infestation of pine beetles and pine bores. There are a few trees that pose a real threat and have to come down. The ditch that runs parallel to Timberline Road was addressed and Storm Water Management has put it on their schedule to clean the ditch sometime this year. The written report of the Property Committee was accepted.

COMMUNICATIONS COMMITTEE – Ted said in addition to his report he has worked on and made a few revisions to the Emergency Contact Information sheet. Ted suggested to the Board that it be circulated to the community with the News and Views. The Board agreed to this and will further discuss where this information will reside. The written report of the Communications Committee was accepted.

TREASURER’S REPORT – Les reported for Mary as he had prepared the report. Les said finances are in the red as much as the Board had hoped they would be in the black at the end of the year. Money should be made from this point on as all major projects have been completed.

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

BOARD OF DIRECTOR’S BUSINESS ITEMS:

Two amendments to the Rules and Regulations for Use of the Clubhouse were discussed. The first amendment concerned the prohibition of pets in the clubhouse with the exception of service dogs.

Ellen Elliott moved and Ray Binis seconded the motion to prohibit all pets other than service dogs in the clubhouse. All were in favor and the motion passed unanimously.

The second amendment concerned regulating the modification of the new sound system in the clubhouse. No modifications to the sound system should be made without the approval of the Board.

Mary Johnsen moved and Ray Binis seconded the motion that no modifications to the sound system in the clubhouse be made without prior approval by the Board. All were in favor and the motion passed unanimously.

The status of the search for a new Administrative Consultant was addressed. Les said no decision has been made yet. The Board should be ready to announce a replacement for Dan Seeds next month.

Nancy gave the final report on the new swimming pool deck and fence project. The final cost was less than projected. The new pool furniture also came in under budget. Nancy and Les both commended the committee responsible for this work on a wonderful job done. Nancy said repairs to the cabana will be in the proposed Property budget for 2016.

The Board reviewed the last Listening Session where all members of the community with concerns were invited to attend. Les said most major concerns were about things Horry County had failed to do, not Myrtle Trace. Les said all concerns have been responded to at this time. One of the issues concerned traffic leading into Myrtle Trace. Les said he thinks most everyone was pleased with the Board's responses and he is happy with the way everything worked and hopes to be able to have another Listening Session sometime this year.

REMARKS FOR THE GOOD OF THE ORDER:

Ray said he received a letter/petition from some residents on Candlewood Drive concerning the speed of traffic on their street by residents and commercial vehicles. Les said the Board has no authority to act on this. Several suggestions were made and it was decided by the Board to put something in News and Views about the speed of traffic in Phase 8.

Les said a Process Server came to his house with a foreclosure notice on a property in Myrtle Trace that had a reverse mortgage. Les turned it over to our attorney.

The Board received a letter of appreciation from St. Paul's Anglican Church for a donation made in memory of Dorothy Stanton.

Notice of two more new property owners was received after the agenda was prepared and will be mentioned at the next meeting.

A motion was made by Ellen Elliott and seconded by Ray Binis that the meeting be adjourned at 9:40 a.m. All were in favor and the motion passed unanimously.

Respectfully submitted,

Diane Gascoigne, Recording Secretary