

MYRTLE TRACE HOMEOWNERS ASSOCIATION
CONWAY, SOUTH CAROLINA

BOARD OF DIRECTORS MEETING – September 16, 2015

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

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

Committee Members: Pat Paxson - Activities Committee, Nancy Murphy for Pat Hosford - Architectural Review Committee, Ted Ackley - Communications Committee, Dave Smyth for Nancy Southard - Property Committee
Also present were Dan Seeds, Nancy Seeds, Jim Luneke, Susan Lyons, Gloria Willis and Diane Gascoigne

PRESENTATION TO THE BOARD:

Gloria Willis of Myrtle Trace Drive asked permission of the Board for Meta Physical Church to hold their meetings in the Club House on Sunday mornings. Les read the provision in the Clubhouse Use Policy covering this area. The Board informed Gloria that regrettably her organization would not be able to meet in our clubhouse as it is strictly for the use of Myrtle Trace residents.

NOTE OF NEW OWNERS:

Thomas A. and Sharon A. Grabowski – 120 Berry Tree Lane, August 12, 2015
Joseph Gitch, Jr. and Mary Ann Gitch – 114 Boxwood Lane, August 17, 2015
Linda L. Guest – 173 Myrtle Trace Drive, August 17, 2015
Thomas B. and Carol A. Davies – 103 Ashwood Circle, August 21, 2015
Robert A. and Sheryl A. Bradley – 119 Juneberry Lane, August 31, 2015
Robert K. and Janet C. Gainer – 109 Myrtle Trace Drive, September 3, 2015

NOTE OF NEW TENANTS:

Tonya and Mark Watkins – 114 Laurelwood Lane

APPROVAL OF MINUTES:

Mary Johnsen moved and Dusty Rhodes seconded that the minutes of the August 19, 2015 Board Meeting be approved. All were in favor and the motion passed unanimously.

COMMITTEE REPORTS:

ACTIVITIES COMMITTEE – The written report for the Activities Committee was accepted. Pat said in reference to the Board policy on facilities use and participation and since there is a restriction on how many people can attend certain events a motion was made within the Activities Committee to address Myrtle Trace residents having priority for attendance at Myrtle Trace activities. An RSVP will be put on all invitations. Five days prior to the deadline only Myrtle Trace residents will be accepted on the RSVP deadline. From those five days on, Myrtle

Trace residents and their overnight guests will be accepted. Once the allotted number of reservations is full, no more reservations will be accepted, resident or guest. The Standing Committee Report tells what groups are sponsored by the Activities Committee. Pat said other groups that use the clubhouse and are not under the Activities Committee sponsorship can have their activity bumped up to two times a year if the Board or a sponsored activity needs the use of the clubhouse during their planned activity. Les said the Board and the Activities Committee need to determine what is meant by sponsorship and figure out a way to give these other Myrtle Trace groups the right to use the clubhouse. Ellen said the Board needs to address this in a policy and Les asked her to word something to this effect.

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

PROPERTY COMMITTEE - The written report of the Property Committee was accepted. Dave said there is a new issue with a sink hole that has developed on common property across from Lake Grebe. The cost to repair this should be under \$500.

COMMUNICATIONS COMMITTEE – The written report of the Communications Committee was accepted. Les said Jim Wilkinson has resigned as the Myrtle Trace Webmaster and Ted has found a replacement for him. Ted introduced Susan Lyons as our new Webmaster once the system is set up.

Ellen Elliott moved and Mary Johnsen seconded that the Board extend thanks to Jim Wilkinson for his many years volunteering as Myrtle Trace Webmaster. All were in favor and the motion passed unanimously.

TREASURER’S REPORT – Mary said Myrtle Trace’s finances remain very solid.

Dusty Rhodes moved and Ellen Elliott 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:

- Permission was asked at the last Board meeting to erect a Travel Opportunities bulletin board in the clubhouse. The Board is not prepared to go forward with this at this time.
- New Myrtle Trace Website Design. Ted went to CCU and was referred to Charles Engles for help. Mr. Engles said our current website is outdated and offered to give us a new system and train the appropriate people for \$500. There will also be an annual hosting fee which manages the site of around \$50. Mr. Engles also recommended implementing a security feature. Our overall annual cost will be less than in the past. Les asked Ted to provide him with all the figures. Les said until we do this there is no current Webmaster.

A motion was made by Ellen Elliott and seconded by Dusty Rhodes to have Charles Engels design a website for Myrtle Trace and train the appropriate individuals in its use. All were in favor and the motion passed unanimously.

- Budget Workshop to follow the October 21st Board meeting. All Board members need to be in attendance.
- The next Board Listening Session is scheduled for September 24th at 2:00 p.m.

REMARKS FOR THE GOOD OF THE ORDER:

Ellen said September 30th is the first Nominating Committee meeting. Please submit names for nomination.

Les said there were a lot of new residents at the Meet and Greet and two new people have mentioned their willingness to serve on a committee.

A motion was made by Ellen Elliott and seconded by Mary Johnsen that the meeting be adjourned at 10:00 a.m. All were in favor and the motion passed unanimously.

Respectfully submitted,
Diane Gascoigne, Recording Secretary