

## MYRTLE TRACE HOMEOWNERS' ASSOCIATION

### Minutes - Annual Meeting Carolina Forest High School February 17, 2007

The meeting was called to order by President Bill Fox at 2:00 p.m.

“Good afternoon. I’m Bill Fox, President of the Myrtle Trace Homeowners’ Association and I would like to call this Annual Meeting of Association to Order. Would you please stand and join me in the Pledge of Allegiance.” (Bill led all attendees in the Pledge of Allegiance at this time.)

“The invocation this afternoon will be offered by Gerry Holley.” (At this time Gerry offered the invocation, remembering residents who had passed away during the year).

“Thank you, Gerry. I can hardly believe that I get to talk. I’ll tell you a little story. As you know, we’ve been going through the gate issue for some time and each time the Board would get ready to go to a hearing we met and decided exactly what our strategy would be at that hearing. When we got ready to go to the first hearing, we got together and said, ‘OK, we must have three speakers and here at the topics we should talk about.’ Jay Sharp was to be speaker #1, Dan Seeds would be speaker #2 and Bill Fox would be speaker #3. The first thing that happened at the first meeting was that Liz Gilland stated that there would be three speakers for each side. So, Jay did his thing and then a gentlemen from one of the developments behind us jumped up and he was in favor of the gates being left up so that was speaker #2 and that meant that we only had one more. Dan had some important things to say so I told him to take the third space. So, that eliminated my speaking. So we came back to plan our strategy for the next hearing. This time they must have felt sorry for me because they said, ‘You will be the speaker’. So I prepared my little speech and we went to the hearing with my little speech in hand and what happened? The hearing was cancelled. So, once again, I walked out without being allowed to speak. Don’t worry – I’m not going to give that speech today.

It is nice to be here today and to welcome all of you to this annual meeting. We are so pleased that you took the time out from your full Saturday afternoon to be a part of our annual meeting. As you know, in the past couple of weeks we have called on you to do this a number of times and we were thrilled when we saw so many people coming out this afternoon so we could be sure that we have enough people to make a quorum.

#### INTRODUCTIONS:

Let me introduce to you some of the people who make Myrtle Trace happen first of all, the Board members.

Nancy Murphy – Our newest Board member who is completing an unexpired term. Nancy is a former member of the Board and a former President so when we were looking for a person to complete an unexpired term, we were thrilled when she agreed to be that person. She had added so much expertise and knowledge to our Board. Nancy, we are delighted to have you.

Jack Mehl who is a member of our Board and the liaison to the Activities Committee. Jack is also in charge of contacting all the people on outside governmental agencies which has been wonderful because he is on a first name basis with all the right people. Thank you, Jack.

Norm Paulson has been the secretary/treasurer for the past year and is the liaison with the Property Committee. Norm is a former president of the Board. I have been so lucky because I am sitting on this Board as President with two former Presidents so whenever I don't know what to do I say, 'OK, what do you want to do guys' and they're not hesitant to tell me. Norm has been a valuable asset. He and I came on the Board at the same time and are going off at the same time and we have enjoyed working together. Thank you, Norm.

Jay Sharp has been the Vice President for this past year and is the liaison with the Architectural Review Committee. Throughout my career I have had a number of assistants through my work related jobs and organizations I have been in and I can tell you that Jay has not just been my right arm but has been my right arm and my left arm. He has been absolutely all that you could ask for in a Vice President. Thank you, Jay.

We contract with five individuals who keep the wheels turning in Myrtle Trace. I'm not sure how many are present today but I would like to introduce those people. Terry Eisenhart is our corresponding secretary and works primarily with the ARC. Lee Besemer is on stage. Lee is our recording secretary and she tried to keep the Board meetings straight and anyone who can keep a Board meeting straight can do just about anything. Lee takes the minutes and send them to me and says, 'Do you think this is what they said?' and I sit back and say, 'I don't really think so' and so we hash them over until we reach a mutual agreement. Lee is a valuable asset to our Board. Ted Ackley is our Accounts Payable person and he sees to it that our bills are paid. Our new Accounts Receivable person is Karen Bevan who is not here. If you don't pay your dues, you will hear from Karen. This last contract person is Dan Seeds who is our Administrative Consultant. If we did not have Dan or at least a person exactly like him, I would not have stayed in this position for two months. He is the guiding force behind all of us. He knows the history, the protocol, he knows what to do and – better than that – he knows what not to do. He is a valuable asset to our Board.

You're going to hear from these next three people a little later but I want to say a few words about them first. We have three committee chairpersons. Most of what happens in Myrtle Trace begins with a volunteer. We have an Activities Committee and that Chairperson is Beth Crow. Beth is getting ready to float around the world somewhere on a cruise so she is not here today. She is being represented by Dick Sievers who is the Assistant Chairperson of the Activities Committee. This Committee just keeps things going and going. If you want to do something in Myrtle Trace, I guarantee you there is always something to do. The Architectural Review Committee is headed up by Pat Hosford. Pat has taken on that job and it is a tough job but it is such an important job because it seems that Myrtle Trace continues to be the beautiful community that all of us chose when we moved here. Pat, thank you for doing such a super job; we appreciate it. I don't know where we would be without a Property Committee. We have an outstanding Property Committee who works day in and day out to see that our community is a great community and that it is taken care of. Ron Crow is the Chairperson of this committee and we appreciate all your efforts, Ron.

When you received your packets, the minutes of the 2006 meeting were distributed in the packet. We now need to have approval of those minutes. Are there any additions, deletions, or corrections to be made in those minutes? May I have a motion for approval? Do I hear a second?"

(At this time a motion was made by Ralph Billeter and seconded by Dick Collett that the minutes of the 2006 Annual Meeting be accepted as presented. All were in favor and the motion passed unanimously.)

"Thank you. The Minutes are hereby approved.

We will now have Norm Paulson come forward with the Treasurer's Report."

TREASURER'S REPORT: Norm Paulson – "The finances of the association are handled by three Myrtle Trace residents, and I would like to recognize them for their efforts in keeping the association finances on the straight and narrow.

Dan Seeds is our Administrative Consultant and Head Accountant. Dan has been our head accountant and has furnished the Myrtle Trace Homeowners Board with valuable financial facts, reports and guidance for eleven years

Karen Bevan is our Accounts Receivable person. She takes in all our money. Karen became our accounts receivable person in October when Tim Taylor asked to be relieved of the position after eleven years.

Ted Ackley is our Accounts Payable person. Ted spends all our money and is in his second year on the job. Please recognize these four people for an important job well done.

The report of the financial status of the Myrtle Trace Homeowners Association as of December 31, 2006, was included in the annual meeting packet.

As of December 31, 2006 our financial standing was:

Balance Sheet - Assets - We had current assets of \$184,102.21, the biggest items were Invested CD's of \$79,976.37 and MMG of \$95,068.52. The CD's cover our designated fund requirements.

Balance Sheet - Liabilities - We had current liabilities of \$23,364.79

Balance Sheet - Equity - Our equity as of December 31, 2006 was \$160,737.42 which included a designated fund of \$79,976.00 and operating funds of \$84,659.46

The Major Repairs Replacements Report details where our designated funds of \$79,976 .00 were allocated. We had monies set aside for repair or replacement of Clubhouse items for \$23,716, Cabana for \$3,821.00, Pool for \$14,438.00, and Lakes and Grounds for \$38,001.00

Income- The association had \$324,965.34 of ordinary income, Homeowners Fees of \$310,250.00 accounted for 95% of the total. Other notable income items included - Capital Contribution, Certificate Statement of Assessment and Interest of \$12,414.00.

Expenses - The association had \$317,146.08 of normal expenses, \$208,628.89 (or 66% of the total) was for Grounds and Building maintenance, material, and projects. \$39,354.05 (or 12%) was for General and Administration expenses. \$28,945.40 (or 9%) was for Pool & Lakes. \$34,673.43 (or 11%) was for Utilities.

We had a disbursement from the Designated Fund of \$16,057.93

Our expenses exceeded our income by \$3,898.04 for the year ending December 31, 2006.”

(At this time a motion was made by Pat Searles and seconded by Joe Glavan to accept the Treasurer’s Report as presented. All were in favor and the motion passed unanimously.)

Bill Fox: “Our Vice President Jay Sharp will give the Nominating Committee Report”.

Jay Sharp: “Thank you, Bill. Friends and neighbors, we would like to once again announce to you that we had 256 votes between those present and proxies presented so we do have a quorum. We thank you again. It really has been a pleasure for me to be the Chairman of the Nominating Committee because I learned how everything works to put a meeting like this together. We had a very good committee this year and had three good candidates which Myrtle Trace deserves to be members of the Homeowners’ Board. Our Committee this year was Preston Barshinger, John Brunk, Jenny Jenemann, Alta Fox, Gerry Holley, and Nancy Seeds. Let’s have a round of applause for this group. I would also like to thank the volunteers who got together and helped assemble and distribute the packets for this meeting. We also had a lot of paper worked involved in the many county meetings held recently and our volunteers really came through for us. I would also like to thank Nona Madsen who made it possible for all the meeting materials to be distributed accurately by printing all the labels.

We are here for the purpose of presenting to your our annual business reports and also to elect two new Board members. The nominees for today’s election are Tom Gray, Tom Dovey and Bob Lexa who is not able to be present today. Are there any additional nominations from the floor?”

(At this time Jay recognized George Ruff who requested to speak)

George Ruff: “I would like to make a point of order. We have one Board member who has been appointed to the Board and I have no problem with that. But in view of the fact that we have this annual meeting, I feel that that vacancy should be filled by a cast ballot today. I think it would be appropriate to submit Nancy Murphy’s name as an official candidate to the Board since we do have an official annual meeting at this time. It’s a point of order that I felt should be brought to the Board’s attention.”

Jay Sharp: “Mr. Ruff, according to our Covenants that is not necessary when making an appointment to a position which has been vacated to have an election to fill the vacancy. We appreciate your making this point of order. We are still open for additional nominations. Do I hear any from the floor? Hearing none, I would like to declare the nominations closed. When you registered this afternoon, you received an envelope containing an official ballot (the yellow

sheet). We ask that you now vote the official ballot. Please vote for two candidates. Fold the ballot in half and pass it to a member of the Committee in the nearest center aisle. I will be back later with the results of the election.

While we're doing this, please notice that we have an easel in the front of the room holding a drawing of the proposed change in the parking areas of the clubhouse. Please feel free to come forward to look at the drawing which is just a proposal to alleviate some of the parking problems we currently have.

I would also like to announce that our new Web site is up and running thanks to Jim Wilkison. Please go to [www.MyrtleTraceSC.org](http://www.MyrtleTraceSC.org) to view this web site. I think you will be pleasantly surprised at which you will find on that web site. We feel it is going to be a good communication tool between the Board and the residents."

Bill Fox: "At this time we will hear from our committee chairpersons, beginning with Dick Sievers who is sitting in today for Beth Crow on the Activities Committee"

#### COMMITTEE REPORTS:

**Activities Committee:** Beth Crow – "The Activities Committee has a number of ongoing monthly events for your enjoyment: Pot Luck Dinners, Crafters, Bingo, Newcomers Club and Sunday Game Night. Bingo takes the summer off.

Artist of the Month's chairman is Tom Dubauskas. We have enjoyed the talents of over 40 residents on the clubhouse walls displaying beautiful works in oils and water colors, photographs, crafts, porcelain artistry, needle point, stained glass, weaving, quilts, model boats and wreaths. We are truly grateful to our artists who have participated.

The events which have taken place since August are: Breakfast at Pear Tree Circle, Fall Kick-Off Social, Casino Night, Veterans Recognition Day, Night of the Luminaries, decorating the Clubhouse for Christmas and taking down the decorations, New Years Eve Party, October and February Horry Georgetown Tech Luncheons, Spaghetti Night, and Super Bowl Pot Luck Party.

Tonight at 5:30 will be the fun filled Chinese New Year and Gift Exchange Party. Future events we look forward to: St. Patrick's Day Party in March, Cookbook Dinner in April, Memorial Day Picnic and Pelicans Game in June.

Other projects are: Christmas Collection for Children of Hospice Patients, buying a podium for the clubhouse, and the selling of Myrtle Trace Shirts.

Our activities this past year have been successful and well attended. We appreciate the wonderful Myrtle Tracers: the organizers, the participants and the many helpers.

The following residents have participated in this year's committee. Please stand and remain standing until all names are read: Betty Alexakos, Jack Barnum, Dan and Marie Briggs, Bunker and Carolyn Chipps, Myron and Fran Chomko, Jean D'Amelio, Ronald and Beth Crow, June Darville, Kathy Dimarino, Patty and John Dugan, Alta and Bill Fox, Eunice Freeman, Tom Gray, Val Gursky, Alice Landry, Bob LaPolla, Bob McNell, Jack and Mary Ann Mehl, Pat

Paxson, Lynn Peachey, John Potter, Joyce Remaly, Sheilah Reynolds, Jeanie Rhodes, Charlene Rose, Don Samsel, Barbara and Frank Shilling, Dick and Jodie Sievers, Tom Schwindinger, Jim and Helene Wilkinson, Bruce and Mary Frances Williams and a special tribute to Bonnie Longnecker who has retired from the Activities Committee after 9 1/2 long years. Many of these terrific people have served two or more years and for this we are truly indebted to them. We appreciate that they have given so much of their valuable time.

We are always looking for new faces on our committee, so please consider joining us. Our meetings are listed in the News and Views Calendar.”

**Architectural Review Committee:** Pat Hosford – “Good Afternoon.

I would like to take just a few minutes to talk about our committee and to recognize those who serve as your representatives to the Architectural Review Committee.

As you know, ARC is responsible for overseeing the Covenants and Restrictions which deal with maintaining the exterior appearance of homeowner’s property. We make every attempt to work as cooperatively as possible with homeowners and to consider their requests as promptly as possible. To help facilitate this, we meet twice a month on the second and fourth Monday of the month.

It is also the responsibility of the ARC to assess the validity of, and act on, any complaints from the community regarding homeowner property. We try to do this in an objective and fair manner with the overall good of the community in mind.

This year we have processed on the average of 30 homeowner requests per month. We anticipate this number will continue to grow as our residents consistently upgrade their property. Jim Wilkison has worked with the Board of Director’s to establish a Myrtle Trace web site. On this web site you may access the Homeowner Project Request Form and the ARC Guidelines and Restrictions. This will enable homeowners to print a form at home and not have to go to the clubhouse to get one. Thank you to all residents who submitted forms this year and advance thanks for all who will submit them in the upcoming year.

It is my privilege to introduce the members of the ARC Committee and to thank them for their many hours of service on behalf of our community. Please stand and remain standing until all names have been called.

Preston Barshinger  
Jim Carroll  
David Day  
Sally Herstine  
Paul Jenemann

Elaine Lucatuorto  
Mike Lucatuorto  
Dorothy Stanton  
Fred Silvernail  
Jay Sharp (BOD Representative)  
Terry Eisenhardt (ARC Secretary)

Thank you to every member of this committee. We also wish to thank Joe Los who retired from the committee earlier this year after many years of dedicated service.

Please remember to submit the Project Request Forms in advance of any outdoor project you wish to do and have a wonderful spring and summer.”

**Property Committee:** Ron Crow – “Good Afternoon. The Property Committee takes care of all Association owned properties and ensures maintenance for property we do not own such as streets, their rights of way and lake banks. The many volunteers who are residents of Myrtle Trace are at the core of management of our Community and serve on these committees. The Property Committee oversees and supervises many areas. These areas include many people to thank for their hard work and dedication to our community.

We have many persons to thank.

- Bruce Williams helped change to Estate Management Services to improve our lakes management and handled common property tree removal for the first 8 months of 2006.
- Bob La Polla and his work on the Lakes committee.
- Phase Representatives; Paul Alexander, Ron Groves, Mike Reynolds, Joe Johns, and Charlene Rose.
- Charlene Rose for Pool Coordinator and Copy Machine contact.
- Library Coordinators Barbara and Frank Schilling shelve books and clean the library.
- General Maintenance, Appearance & Security is completed by Eunice Freeman
- Our roads and signs are constantly monitored and repair is provided thru David Day by the county.
- Street lights monitoring by Joe Johns
- Ron Groves oversees tree removal on common ground.
- Dick Sievers interfaces with Hardee Maintenance and completes special projects.
- Tom Dubauskas and Bob Ried for Pool repair and management of the treatment and pool circulation system.
- John and Judy Beam, Paul and Gladys Alexander for their Garden Club work.
- Homeowners who call and make suggestions.

A few of the Projects Completed by the Property Committee in 2006 were:

- Completion of island with red stones and border decorator blocks on Cricket Court.
- Mesh Pool Cover for Myrtle Trace Pool during winter months.
- Tiled floors in men’s and women’s pool cabana.
- Sump Pump replacement behind 138 Berry Tree.
- New Club house reservation plan.
- Toilets updated to 18” comfort height in restrooms.
- Two year audit of sprinklers owned by home owners which water common ground.
- Cigarette butt containers installed outside of club house entry doors. Please use.
- Removal of dead trees from Common Ground areas.
- New Flags and Flag poles to fly, US flag, SC Flag and Myrtle Trace Flag.
- New club house Carpeting and linoleum.
- New Club house wall paint.
- Election Days in the Club House for the primary and the national election on 11/7/06.
- The garden club was involved in several projects this past year. They were:  
Extended the garden walkway around the rear of the clubhouse and to the parking lot on the right side. Overseeing the laying of Zoysia grass in the front of the clubhouse. Redoing the entrance into phase 8 and will continue into 2007.

Participated in the planning of the parking lot extension project. One of our original goals have been met and that is we have something in bloom each month of the year in the garden.

- Raking of Lake Edges to clear sunken and floating debris around each lake.
- Pool was open from Memorial Day Weekend until October 15, manned by pool monitors.

Projects for 2007 include.

- Parking lot enlargement to 50+ spaces.
- Pool deck replacement
- Fountain Installations
- New Pool Furniture

Organizations to thank:

- Hardee Maintenance Group.
- Estate Management Services Inc for lake up keep
- Ken's Pool
- Lillie Carter Clubhouse and Cabana Cleaning
- Garden Club for cultivation and maintaining a beautiful garden around the Club House.
- Independent contractors who work for the residents to keep their lawns up and homes in good repair.

Room for Volunteers.

And, yes, there is room for more volunteers. Come and work with us and learn more about the inner workings of your community and contribute your ideas to the mix so we can continue to keep our costs down and Myrtle Trace beautiful.

Thank You.”

PRESIDENT'S REPORT: Bill Fox – “It is that time of year when you begin to hear from every segment of our population reports detailing how the past year has gone. We've heard the State of the Union, the State of the State, the State of the County and this afternoon I would like to start what I hope might become a tradition---the State of our community, Myrtle Trace.

Today completes my three year term as a member of the Myrtle Trace Homeowners Association Board of Directors and one year as your President. What adjectives should I use to describe those three years? Immediately I think of words like exciting, interesting, challenging, frustrating, educational, fun---and I could go on and on and on. It has been a terrific three years and my final year as President has been---what's that word the young kids use---awesome, yes that's it---awesome! It has been my pleasure to serve and I can tell you one thing---I am passionate about Myrtle Trace.

When I became President last February I never dreamed that some of the issues that have surfaced would make their way to our agenda. Someone sent me an email recently and said, “I bet you never dreamed you'd have such an exciting final three months, did you?” Well to be quite honest, no, I didn't. But you know one of the things that I've learned over all of these years in administrative work, you take what you get and you do the very best that you can do with it. This Board has taken everything that has been handed to them and they have done the best that they could do for the people of Myrtle Trace. Thank you, Board, for a job well done.



I can't go on with this report without thanking one person who has been with me every step of the way during the past year and that is my wife, Alta. She has been the secretary, the telephone operator, the proofreader, the keeper of the keys, the person in charge of "rumor central" and you name it, she has been there to assist in any way possible. Thank you so much.

Through this report this afternoon I hope to accomplish three things. First, I want to let you know what an involved Board you have and just how much time they have devoted to the work of the Association this past year. Secondly, I want to share with you the goals that this Board set for this year and to let you know how we have done in terms of reaching those goals. And third, I want to share a word or two with you about the future of our great community.

First, let's look at the involvement of your Board members in the workings of Myrtle Trace. Now, remember, these people are volunteers, just like many of you. Here are a few statistics: the Board met twelve times in regularly monthly meetings---usually two to three hours each time. In addition, we held ten work sessions ranging from forty five minutes to three hours. We met five times as a group with our attorney, or council representative or their staffs and these sessions generally lasted from thirty minutes to an hour or two depending upon what long winded individuals were present. Our entire Board attended two Horry County Infrastructure and Regulatory Committee meetings and as you know we were present along with many of you for two Council Hearings. Along with all of this I can't begin to tell you how many emails, telephone conversations, meetings with individual residents, appointments with the attorney, sessions with county planning engineers, etc., etc., that each Board member has had throughout the year. And so you can see that this Board has been working very hard on your behalf and we have loved it.

Secondly, the goals of the Board---the Board chose aesthetics and communication as the two major goals that we wanted to address this year. Aesthetics---because we believe that most of us moved to Myrtle Trace because of its appearance and because we think you want it to stay that way. Communication---because it is always a concern in all organizations and because we thought we could do some things to improve it. Now let me share with you some of the major things that we have done in each of these areas.

### **Aesthetics**

1. Clubhouse refurbishing
2. Landscaping around clubhouse
3. Upkeep of cabana and clubhouse
4. Lakes improvement
5. Five year plan for fountains
6. Flag poles and flags
7. Holiday decorations at entrance

### **Communication**

1. Newcomers---part of Activities Committee
2. An Evening With the Board
3. Hurricane Seminar
4. Volunteer Appreciation Luncheon
5. Flyers and letters
6. Web Site

The third area which I indicated that I would address this afternoon is the future of Myrtle Trace. First let me tell you that Myrtle Trace is alive and well and will continue to function in that manner because of the support and the energy that you continue to give. Throughout the year this Board has taken some additional actions that I believe have significant implications for the future and I would like to comment on each of those at this time.

### **Future Influences**

1. Board of Directors Policy Manual
2. The Gates
3. Copy Machine
4. Phase VIII Common Property
5. Administrative Consultant
6. Council of Presidents

Myrtle Trace is not a great community because of what this board has done nor is it great because of last year's board or even the previous one. It is great because of all the boards who have served over the past twenty years. Those board members were all dedicated individuals who wanted the very best for all of us who call Myrtle Trace home. I am confident that that tradition will follow in the years to come. Once again, thank you for electing me to serve on the Board of Directors and for giving me the opportunity to serve as your President. It truly has been-----awesome. Thank you.

We have now come to the audience participation part of the meeting. If you would like to ask a question, share a concern, or make an observation, please step up to the microphone, state your name and address, and we will be glad to hear from you.”

“My name is Gloria Bonali and I live at 109 Timberline Drive. There was a discussion recently in Columbia, among the legislators, about Regulatory Takings. I have been informed that Tracey Edge will introduce the bill called Regulatory Takings. I want to know if you are aware of this and how it will affect our community and its restrictions and covenants.”

“Bill Fox: We are aware of it. It has been discussed in front of the recent session of the Board. Beyond that, is there anyone here who would like to address that issue? “

Gloria Bonali: “Regulatory Takings, if passed, would allow a person who owns property to do whatever that person wishes to do with that property unless the County says no and if they say no then that property owner is to be compensated for not being allowed to do what they want to do with their property. That would mean that there would be a destruction of zoning regulations throughout the State of South Carolina. I'm not even as concerned about that as I am about our community. If they say we can have restrictions, I'm not sure that what effect it would have to us in Myrtle Trace but to the entire county. If, for example, someone next door to our community would want to put in some sort of night club or some other such thing that we don't want next to our property, and they are refused by the County who would be responsible for that monetary loss. Who pays? We pay through taxes. There are currently law suits pending totaling 12 billion dollars in Horry County because people have been refused the right to do what they want. There's no way the people of Horry County can afford that. It is very serious and Tracey Edge is the one who wants this bill to pass. He introduced this bill last year and he is

going to introduce it again as a separate bill. It is my opinion that it is a very dangerous piece of legislation. Thank you.”

Renzo Falcinelli: “What other interest groups are promoting this?”

Gloria Bonali: “The developers. They want to be able to say that if you buy this property you will be able to do with it whatever you want without regard to anything or anybody and it is simply of matter of making money out of the property they own. The developers are really the ones who are pushing this. I have to tell you that they’ve been talking about this since 1996. There was a big push in 1998 but it was defeated then. Tracey Edge wants to try to get it through one more time. Hopefully it will be defeated this time as well. If you have any influence with the local legislators or the people on the council or the people in Columbia, please let them know that you think this is a bad thing.”

Bill Fox: “Thank you, Gloria, for bringing this to our attention.”

Payton Thompson: “I have one simple question, if I may. If that bill would pass, would that affect our age restriction of 55 years of age in order to live here?”

Gloria Bonali: “That I don’t know. My problem is that if that bill were passed and our covenants were no longer be enforced, I could do anything with my property that I want and if I do something that destroys the value my property, there is no recourse.”

Bill Fox: “Thank you very much. Next.”

“My name is Nancy Southard and I live at 172 Glenwood Drive.” I would like to make a couple of comments.

I was glad that Bill brought of the issue of aesthetics. I truly feel that the developers at Portrait Homes have destroyed Tern Lake. When they killed the fish they had to call in the lake management people to remove the dead fish, as Ron Crow knows, because of the large number of dead fish and this shows how many fish were killed. Ron Crow said the lakes are pristine and that is no longer true of Tern Lake. I miss the fish and I miss looking at the beauty of the lake and I certainly did not pay a premium for this lot to look at what I’m looking at now, which looks like chocolate cake batter.

I hope this is going to change and that the Board continues to fight to make this right and that Portrait Homes will be held accountable for this damage.

The second issue I would like to address is the gate issue. Although I do not live on Myrtle Trace Drive, I feel very strongly about this issue and appreciate what the Board has been doing on our behalf to try to keep the gates up and closed. I know the Board is aware of the support from the residents and the united front we have shown which has been indicated by the large numbers of Myrtle Trace residents attending the recent County Council meetings. However, I don’t want the image of Myrtle Trace to be damaged , nor do I want this to become a battle between communities because of the articles and editorials that we have seen in the paper which appear to be placing Myrtle Trace against Myrtle Trace South and vice versa. I feel their frustration and feel strongly about getting the two groups together. If there was some way that

our Board could get together with theirs it could possibly help. We really have the same fight – let’s work together on it. I feel the frustration of the residents of Myrtle Trace South and because of this, I am personally not going to use Sand Ridge Road as a cut-through to 544 which, for me, is the right thing to do.”

Bill Fox: “Is there anyone else?”

“I’m Bonnie Longnecker from 253 Candlewood Drive. I have a question which I’m wondering if anyone can answer. We have about 22 very, very, very friendly ducks and I’m wondering if anyone wants them.”

Bill Fox: “Believe me, Bonnie, the one thing that has taken up as much time, or almost as much time, as the gate is the issue of your 22 beautiful ducks. We have talked at great length about these ducks, we have hired a company and have put money in their hand and they assured us that they were going to catch those 22 ducks and remove them. After a period of time and the ducks were still there, they came back and said, ‘here’s your money – those ducks are too smart for us.’ I’ll be very honest. We aren’t sure what we’re going to do about those ducks, but believe you me, it is still on the agenda. Yes, Dan?”

Dan Seeds: “Al Hardee’s crew has taken on the job and on their first pass they have taken out 4 of them so far. They will continue until they’re gone.”

Bill Fox: “OK, did everyone hear that?” (Bill then repeats what Dan said)

“My name is Sally Krauss and I live at 230 Cottonwood Lane. My question is again regarding the gate. Since we still don’t really know what’s going to happen, we could still lose that gate. I’m wondering what alternatives the Board is looking at just in case this should happen. Could you make a comment on that?”

Bill Fox: “I’ll try to share some information with you. We are currently working with our attorney on that. You are exactly right. We have no assurance that we will keep our gate. What we know now is that we will have our gate in place while the County Council works on what they call a system to determine what gates should be closed and what gates should be open. We certainly don’t feel that we’re home free and the day after the last hearing when the situation was remanded to the Committee, we immediately went to our attorney and we started the process of saying, ‘What are the alternatives?’ We do not want Myrtle Trace Drive open to through traffic. If they tell us that those gates are coming down, what can we do? That is in the process of being looked at right now with our attorney and with a second legal firm to give us the specifics of what we might do. Along with that, we are looking at what it would cost us to privatize the roads, what it would cost us to buy a section of the road and close it. There are a number of things we could do and I can tell you that this Board said at our last work session, ‘We are not going to allow those gates to be opened.’ We will let you all know just as quickly as we have any more information on this subject. Does anyone want to add to that?”

George Ruff: “Bill, I would also like to point out that Myrtle Trace Drive is open on the west side and cars are taking a short cut through from Burning Ridge Road over past Candlewood and I propose that we try to close that section of Myrtle Trace Drive too.”

Bill Fox: “We have always considered all phases of Myrtle Trace as one community, Phases I through VIII. What we would do on that side if the gates were opened would be a whole different situation. I am not prepared to tell you that this is what we would do but I can tell you this that any time we have met with council members or our attorney we have always talked about all of Myrtle Trace.”

George Ruff: “I have another question concerning better communications between the Board and the residents. I know there is a policy of requiring anything that is to come before the Board must be put in writing. Is an email just as valid a method of communicating with the Board or must it still be put in writing on a hard copy?”

Bill Fox: “We have been accepting email. We just want it in writing so we have a record and so we can prevent things being brought up in a telephone call. There is no way I or any other Board member can be expected to keep everything straight without any written communication on record. Are there any other questions?”

“I’m Bob Oltendorf at 217 Beechwood Court. What is being done with the ducks as they are being caught?”

Dan Seeds: “They are being released at a property outside of Conway. They are not being destroyed.”

Bob Oltendorff: “I used to raise swans and I know a little bit about these kinds of ducks. You should have come to me in the beginning and I could have shown you an easy way of catching them.”

Bill Fox: “You may have more of a job than you can handle.”

Dan Seeds: “We’ve had many calls this afternoon for volunteers. I’m glad that we’ve added to our staff of our Property Committee.”

Bob Oltendorff: “One thing is important to remember – if you feed them, they will come. I see Hardee’s staff running around with fishing nets. These are ducks. I hope you’re not paying people to do that.”

Dan Seeds: “The failed contract tried the method of attracting them with food. He found himself competing with some folks who reside here and they couldn’t get them in one area. They were competing with a number of folks who were feed them so the Hardee group is not going to try to do it all at once. They’re going to get them as they can. They were given one set of rules. They are not to be harmed in the capture and they are not to be destroyed. Those are the ground rules under which they are operating.”

Bill Fox: “Thank you for your help. Is there anything else to be brought before the Board?”

Jay Sharp: “Would Bunker Chipps please come forward. Bunker, we would like to present you with this token of our appreciation for the work you put in during your time on the Board. Thank you. Would Norm Paulson, ex-president of the Board, please step up. Norm, please accept this small gift as our thanks for all the work you did during your 3 year term on the

Board. Last but not least, this gentleman has performed above and beyond and he has many friends in this community and has done a super job as a Board member and as President – Bill Fox.”

Bill Fox: “Thank you so much. Thank you for being here. I believe that is some one would make a motion we could adjourn this meeting.”

(At 3:40 p.m. Sue Sorrell made a motion which was seconded by Joe Glavan that the 2007 Annual Meeting of the Myrtle Trace Homeowners Association be adjourned. All were in favor and the motion passed unanimously.)

Bill Fox: “This meeting is adjourned. Thank you so much for attending.”

Respectfully Submitted,

Lee Besemer  
Recording Secretary