

MYRTLE TRACE HOMEOWNERS' ASSOCIATION
Annual Meeting
Horry-Georgetown Technical College
February 14, 2009

The meeting was called to order by President Tom Gray at 2:00 p.m.

Tom Gray: "Good afternoon and welcome to the Annual Meeting of the Myrtle Trace Homeowners Association. At this time I would like to call this meeting to order and ask that everyone rise and join in the Pledge of Allegiance." (Tom led all attendees in the Pledge of Allegiance at this time).

"Thank you. Please give your attention to The Reverend John J. Brown for our invocation." (At this time Rev. Brown offered the invocation, remembering residents who had passed away during the year).

"Thank you, Rev. Brown. On behalf of the Myrtle Trace Homeowners' Association Board of Directors, I would like to thank everyone for their attendance today. As you can see, we have reserved the same building as we had last year and probably will again next year.

INTRODUCTIONS:

Myrtle Trace is a community of dedicated volunteers and at this time I would like to introduce some of the people who make our operation work. Before I do, I would like to make one short remark. Last year as we were closing the annual meeting, one of our new residents came up to me and asked, 'Next year can you ask the people who are being introduced to stand so we can see who they are.' With that in mind, would each person being introduced please stand so everyone can see who you are.

Jack Mehl – Jack has been on the Board for 3 ½ years. He has been our Secretary/Treasurer for the past 2 years. He is also our liaison with the Property Committee and represented Myrtle Trace at the County Engineering Department. It is my understanding that he will continue his good work with the county Engineering Department as our authorized representative. Thank you, Jack.

Tom Dovey – Tom has been on the Board for the last 2 years as a Director at Large. He has served as our liaison with the Activities Committee and the ARC Committee. With his willingness to serve, Tom has done a great job. Thank you, Tom.

Jack Von Deck – Jack is one of our newest Board members. He is presently ending his first year on the Board. Jack is a Director at Large and is our liaison with the Activities Committee and he has organized the neighborhood watch and has made many suggestions to improve our safety in the community. Thank you, Jack.

Sheilah Reynolds – Sheilah has been our Vice President for the past year and has worked very hard to make the Annual Meeting a great success. She has also worked very hard on our newest committee, the Communications Committee. She also goes to almost all the County meetings and brings back information for the Board to issue to the residents (The gates, Wal-Mart, and all kinds of drawings). She is the Board's right arm and mine. Thank you, Sheilah.

Contractual Personnel:

We have five contracted individuals who are in part responsible for keeping Myrtle Trace, and sometimes the Board, running smoothly. They are volunteers, they are remunerated and they are dedicated. They are there when we call and ask questions.

Terry Eisenhart – Our Corresponding Secretary, she attends to a heavy work load with the Architectural Review Committee and fills in when needed.

Lee Besemer – Recording Secretary for the Board, she attends each Board meeting, takes the minutes, reminds us if there is a motion on the table that we may have overlooked or what may have been said, even when the tape burps. Then she goes home, listens again, and then types the minutes for publication.

Ted Ackley – Ted is our Accounts Payable Department and sees that all the bills get paid. Ted also is dedicated to the News and Views. Along with Ted are the unsung heroes who deliver the News and Views every month. Without their dedication, our important fliers and the News and Views would not show up in our paper tubes. Thank you, all!

Karen Bevan – Karen handles our Accounts Receivable and makes sure all of our dues are paid and this keeps her very busy.

Dan Seeds – Dan is our Administrative Consultant. What does that mean? It means that he helps the Board to interface with our attorney, designs and implements flow regulations for our lakes, guides us on Myrtle Trace history and is very knowledgeable on the jurisprudence of our Covenants and By-Laws.

Committee Chairpersons:

Dick Sievers: The Activities Committee Chairperson. This is a very active committee with a very active chairperson. If you would like to get involved in the community, they are looking for you! Thank you and your committee, Dick.

Pat Hosford: The Architectural Review Committee Chairperson. Pat is also a past Board President. She and her committee have been our first line of defense in the administration of the “Homeowners Guidelines and Restrictions” and the dedication shows in our community. Myrtle Trace is still the best. Thank you and your committee, Pat.

Lyle Kershner: The Property Committee Chairperson. This committee works hard to maintain our neighborhood’s neat, well manicured and inviting look. Lyle is a past President and loves to do handyman jobs. Thank you and your committee, Lyle

Ted Ackley and Sheilah Reynolds: The Communications Committee Co-Chairpersons. This Committee was just recently formed by Sheilah and combines four different communication methods. The first is the News & Views, Ted Ackley Editor. The second is our computer website, Jim Wilkison Webmaster. The third is our calendar of events done by Pat Paxson. The fourth is our telephone directory, done by Nona Mattson. Thank you and your committee, Ted and Sheilah.

As we go through the next few business items, please identify yourself when you make a motion or second a motion. Please let the recording secretary know your name and address. This will make the job of recording it in the minutes much simpler.

When you opened your Annual Meeting packet, the 2008 meeting minutes were included. I trust that all of you have read them. Are there any additions, corrections or deletions to be made in the minutes?"

George Ruff: "I'm George Ruff of 232 Candlewood Drive. In the fourth paragraph from the opening minutes, it says 'due to the school being unavailable'. I think it would be more appropriate to designate the school as Carolina Forest High School."

Tom Gray: "OK, thank you George. It will be done. Are there any other additions or corrections? If not, I will entertain a motion to have the minutes approved. Second?"

(At this time a motion was made by Lyle Kershner and seconded by Joyce Remaly that the minutes of the 2008 Annual Meeting be accepted as amended. All were in favor and the motion passed unanimously.)

Tom Gray: "Thank you. The minutes are hereby approved.

We will now have the Treasurer's Report given by Jack Mehl."

TREASURER'S REPORT:

Jack Mehl: "Good afternoon. The Myrtle Trace Homeowners Association is a \$350,000 a year business and you are the owners. Your financial data for the Association is audited every year by a professional accounting firm. This year's audit is complete and confirms that our records are in order and your Association is in good financial health. It's always been our goal to have the audit complete by the annual meeting, but in order to do that and still get the financials to you as part of the annual meeting packet, we have to give you 'preliminary' data dated January 2, 2009. Those numbers do not reflect adjustments for transactions in the mail at year end. The year end adjustments for this year total \$1,102 and have reduced the 2008 Net Income to \$25,536. When I say that your Association is in good financial health, I mean our future needs are funded and we have retained earnings sufficient to offset several years of future deficit spending and thanks to you, the members and owners who have an exemplary record of paying your dues, the Association has guaranteed predictable income.

There is a new item in this year's Balance Sheet called "CDs Operating Funds". If you wonder what happened to the \$5 a month dues increase – this is where you'll find it. This new line item currently reflects the accumulation of dues increase monies and the interest earned on that money this past year. It is our intention to use this money to pay for scheduled resurfacing of our roads. These funds are separated from the 'Designated Fund' which covers the major repairs and replacements identified on the reverse side of the 'Preliminary Balance Sheet' in your annual meeting packet. Further, we intend to pay for patching and repair of our roads, as those needs arise, as part of our regular operating budget.

Funding of future needs has been a factor in our financial health for more than fifteen years. We have also enjoyed low operating costs resulting from the generosity of the volunteers working in the Association's committees.

The Association has no employees. Our day-to-day operation is conducted by volunteers and independent contractors. Three contractors are engaged in the financial activities; all are also residents of Myrtle Trace. Karen Bevan handles Accounts Receivable, collects and deposits all monies due the Association in the money market account and reports her activities to the Accountant. Ted Ackley handles Accounts Payable, processes claims for payment of all monies due from the Association through drafts on the checking account and reports his activities to the Accountant. Dan Seeds is the Accountant who prepares the financial records of the Association and arranges transfers from the money market account to the checking account in amounts sufficient to cover disbursements. Dan is also our Administrative Consultant handling contract administration and other matters at the request of the Board. This structure has existed since 1995 and has not only helped the Board oversee our financial affairs, but is a structure recognized by our auditors as sound financial practice.

Good News: Not only do you own a \$350,000 a year business, you also own the real property and common areas deeded to the Association.

Bad News: These common properties may not be sold separately and so have no fair market value other than that related to their intended use; that is, the enjoyment of all 518 property owners. Consequently, our financial statements do not reflect the real property and common areas.

Likewise, furniture and equipment acquired by the Association for the benefit of its members are also owned by the 518 individual property owners in common, thus are not considered assets of the Association and are expensed as purchased by the Association.

My final comment addresses the role of an involved and responsible membership in maintaining financial health. While we may occasionally forget a name or an appointment, our members have an exemplary record of meeting their dues obligations.

Thank you. It has been a pleasure working with and for you."

Tom Gray: "Thank you, Jack. I would like to have a motion to accept the report."

(At this time a motion was made by Pat Searles of Glenwood Drive and seconded by Bill Gascoigne of Cedar Ridge Lane of that the Treasurer's Report be accepted as presented. All were in favor and the motion passed unanimously.)

Tom Gray: "Thank you. The report is hereby approved.

At this time I would like to introduce Sheilah Reynolds, our Vice President, to give the Nominating Committee report"

Sheilah Reynolds: "Good afternoon, ladies and gentlemen. One of my duties as Vice President of the Association has been to chair the Nominating Committee. The Committee was formed in September. We've met several times since in order to carry out the responsibilities of the group.

These duties and responsibilities include:

- recruiting candidates for the vacant board position
- preparing and distributing the annual meeting packets
- advertising the meeting
- conducting registration and collecting and tallying the ballots.

I tell you this because I'm sure when I asked, they were unaware how much was involved. In true Myrtle Trace fashion, they rose to the occasion.

I would like them to stand as I call their names for a well-deserved round of applause.

John Brunk, Don Boutcher, June Darville, Kay Dubauskis, Joe Martin, Dan Schaeffer and Dot Silvernail.

They're my valentines!

I would also like to thank The Reverend John Brown, Tom and Bernice Gray, Ted Ackley, Nona Mattson, Fred Silvernail, Joan Martin, Tom Dubauskis, Mike Reynolds and Helene Wilkison for their contributions to this meeting.

One item of business this afternoon is to elect one new member to the Board of Directors.

We have two outstanding candidates for the position. I would like each to stand as her name is called: Cathy McElroy and Charlene Rose.

Our thanks go to both for their willingness to serve and for the contributions both have made and will make to Myrtle Trace.

Are there any nominations from the floor? Having received no further nominations, the nominations are hereby closed.

When you registered here this afternoon, you received an envelope containing a yellow ballot—the official ballot, and a blue ballot, which will be used only in the case of a tie. We ask that you now vote on the yellow ballot. Please vote for one candidate, then fold your ballot in half and pass it to the center aisle.”

Tom Gray: “Thank you, Sheilah.

At this time we will continue with the meeting by presenting the Committee Reports, beginning with Dick Sievers and the Activities Committee Report.”

Dick Sievers: “The Activities Committee has a number of ongoing monthly events for your enjoyment: Pot luck Dinners, Crafters, Bingo, Myrtle Trace Dine Out, Myrtle Trace Ladies Coffee, Computer Class, Game Night, Care Givers, and our newest, Club House Movies the fourth Friday of each month.

Our Artist Chairman Bonnie Longnecker will be talking to our Myrtle Trace Artists and arranging displays throughout the year. We have enjoyed the talents of over 40 residents on the clubhouse walls. Beautiful works in oils and water colors, photographs, crafts, porcelain artistry, needlepoint, 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, 2008 are: Fall Get Acquainted Social, Veterans' Recognition Day, Murder Mystery, Luminaries Night, Decorating the Clubhouse for Christmas and taking down the decorations, New Years Eve Party, Chinese New Year and Gift Exchange and Super Bowl Pot Luck Supper. Future events we look forward to are Horry Georgetown Tech Luncheon on February 25, Breakfast on Pear Tree Lane on March 7, St. Patrick's Day Party on March 17, Blackjack Tournament in April, Memorial Day Picnic in May and Pelicans Baseball Game in June.

Our activities the 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 committees. Please stand and remain standing until all names are read: Betty Alexakos, Dan and Marie Briggs, Myron and Fran Chomko, Ronald and Beth Crow, Ron and Joann Grove, Val Gursky, Kitty Kenney, Alice Landry, Bonnie Longnecker, Maureen and Ed Lowndes, Rob and Terri Macker, Cathy McElroy, Jack and Mary Ann Mehl, Robert and Suzanne Owens, Pat and Dave Paxson, Lynn Peachey, John Potter, Jeanie Rhodes, Charlene Rose, Steve and Robbie Sands, Tom Schwindinger, Jim Wilkison, Bruce and Mary Frances Williams. 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."

Tom Gray: "Thank you, Dick. Pat Hosford, Chairperson of the Architectural Review Committee, will give the ARC report."

Pat Hosford: "Good Afternoon. At this time of year I usually get up and talk to all of you about what the ARC does. However, every year I look at the same faces and I think I'm getting up here and giving the same speech every year to the same people. I think this year I will do something a little different and I'm going to take just a few minutes to complain if you don't mind.

I'm going to do a little complaining about the fact that sometimes we have residents who really don't understand that the guidelines for ARC and the restrictions in the community are here for your own good. This year we've dealt with the problem of trucks being parked in driveways which is a violation of our Covenants. We've also dealt with folks who have cut trees down in the community without ARC permission and we've also dealt with issues of people doing things on their lawns and placing things on their lawns which are questionably appropriate and doing that without filling out a Project Request Form from ARC. As I said, this year I am just sending my complaints your way and I know that I'm preaching to the choir as you folks are the ones who fill out the Project Request Forms to do things correctly.

I do want you all to know that we on the ARC Committee are very diligent about what we do because of the fact that we would like to maintain this community as a community as it was when we first purchased our properties here and we take great pride in the fact that we work very

hard to try to keep all of your properties' appearances at a maximum level and we try to do this by enforcing restrictions which are based on the Master Covenants. I hope you folks understand that when you see the ARC coming and say 'Oh no, the Gestapo' that the Gestapo in this case is here for your benefit. We try to enforce and do things in tune with our Covenants because it is to all of our good. Not only does ARC do this but your Board of Directors and your Property Committee and Activities Committee and all the committees that work for you do that. They work for the community and in your best interest.

So, having said that, I would like to take this time to introduce the people who work for you on the ARC Committee. It is my privilege to do this every year as these folks put in a good amount of time on this committee. We meet twice a month. Sometimes we spend an hour and sometimes we spend two hours but the meetings are always enlightening to say the least. Please stand and remain standing until all names are called.

Preston Barshinger

Jim Carroll –Jim is not here today but his wife Dale is and I know she is a big help to him on the Committee, so Dale, please stand in Jim's place

David Day

Sally Herstine

Elaine & Mike Lucatourto

Fred Silvernail

Dorothy Stanton

We have two new committee members this year, Jenny Jenemann and Nancy Murphy. We really look forward to working with them. They're going to be great assets to our Committee. Others who are a big help on our Committee are our Board Rep Tom Dovey and Terry Eisenhardt who is our Committee Secretary.

Thank you all for volunteering your time on behalf of your community.

Just a parting note – Remember to fill out those Project Request Forms and turn them in if you're going to do any kind of exterior improvement. Thank you."

Tom Gray: "Thank you, Pat. Now we will hear from Ted Ackley with our first report from the Communications Committee Report."

Ted Ackley: "Good afternoon. After more than 20 years of annual meetings, this is the first time we've had a Communications Committee report. That's probably because this is the first year we've had a Communications Committee! The need for this committee is obvious.

In years past, communications within the community has been limited to the News & Views, occasional letters from the board and good old 'word of mouth'. During the past two years, two more vehicles have been established to get the word out – the Myrtle Trace website and our database of e-mail addresses.

Before I go any further, I would like to mention the members of the communications committee. Pat Paxson handles the scheduling of the clubhouse and provides us with the monthly activities calendar. Nona Matson mails the News & Views each month to the homeowners who do not live in Myrtle Trace. This number is usually around 40. Betty Ackley delivers the News & Views to

our ten “carriers” who put the News & Views in our newspaper tubes. They are Ralph Billeter, Jeanne Bredbeck, Charlie Conklin, Roger & Shirley Erickson, Martha Gorman, Bob Ried, Dan Seeds, Bruce Tenney and Joan Thompson.

Our official website is managed by Jim Wilkison and he is assisted by Bruce Williams who also serves as our unofficial “official” Myrtle Trace photographer. He provides most of the photos for both the News & Views and the website.

Finally, I’m the Editor of the News & Views which is still the primary news source for the Association because it reaches all of the residents and all of the homeowners – not just the people who have computers! Incidentally, in June I will have completed 15 years as Editor so I expect to get an extra week of vacation!!

Having a Communications Committee helps coordinate the efforts of everyone involved. Our collective goal is to keep our entire community as well informed as possible about the activities of our Association and the neighborhood situations and events that impact our lives.

We’ve made considerable progress during the past year toward improving both the News & Views and the website. The newsletter is now downloaded directly into our copy machine from a laptop computer which greatly enhances the quality of photographs. Printing the newsletter ‘in house’ as they say results in a monthly savings of over \$200.00.

Jim Wilkison has done an outstanding job of adding very useful features to our website. Included among these are quick access to the entire HTC phonebook, access to channel 15 current weather reports, a file of old issues of news & views, and a listing of local service contractors (home services) who have been recommended by Myrtle Trace residents. Unlike the calendar which appears in the News & Views, the calendar on the website can be updated on a daily basis to reflect any changes.

In an effort to expand our e-mail database, Jim also initiated a series of beginners computer training classes designed to help beginners and encourage others to become more computer literate. Jim is being assisted by Bob Owens, Bruce Williams and me and over 80 residents have attended one or more classes. We feel that the computer is a tremendous source of information, entertainment and communication and we’re glad to help anyone become more comfortable using one.

From time to time, we’ll read a letter to the editor in the Sun News about a homeowners association’s board of directors which makes rulings or decisions behind closed doors. Our Board has never operated that way and, with the help of the Communications Committee, our homeowners will continue to be well-informed.

Thank you for your attention.”

Tom Gray: “Thank you, Ted. Now we will hear from Lyle Kershner with the Property Committee Report.”

Lyle Kershner: “Good afternoon. The Property Committee is responsible for the maintenance of all the common property of the Association, both land and structures, under the direction of the Board of Directors.

This year the Board has adopted a Mission Statement and Guidelines for the Property Committee giving us the parameters under which we are to operate.

Our Mission is to assist the Board in fulfillment of its obligations, as indicated in the Covenants, Articles of Incorporation and Bylaws, to maintain and preserve the Common Property and to promote the health, safety and welfare of Myrtle Trace residents.

We fulfill this mission using the following guidelines:

- 1) The same restrictions and guidelines as apply to you the individual homeowners govern the activities of the property committee in maintaining the common properties.
- 2) The property committee will recognize the need and recommend actions to the Board for those major repairs and Replacements, which have been identified for funding.
- 3) The committee chairperson is authorized to approve and undertake repairs to existing property, the cost of which will not exceed five hundred dollars (\$500.00).
- 4) The committee will recommend to the Board any replacements of Association Property.

Some of the projects that have been completed in the past year are:

Installation of emergency lighting, improved emergency exiting, replacement of outdated fire extinguishers, and installation of additional smoke alarms at the clubhouse;

Reshingling the cabana and maintenance shed roofs and replacing rotted roof boards and removing skylights;

Installation of a new gate at the pool entrance;

Replace rotted decking on the pool deck;

Repair of at least 10 clubhouse chairs;

Sod replacement where needed on common areas;

Maintenance of the pool from May 1st until October 1st;

Cleaned and organized pump room;

Development of digital maps of the entire community indicating all private property lines and common areas, along with the location of all Grand Strand water and sewer lines and large-scale maps of all properties bordering on the fifteen lakes in the community;

Addition of access and 140 sq. ft. of storage space above the storeroom in the clubhouse;

Addition of access and 100 sq. ft. of storage space above the Activities closet in the clubhouse;

Reorganization of the storeroom so that everything is accessible without having to move something else to get to what you want and to keep us more in line with fire codes;

Repainting of wheel stops at the clubhouse.

Some of the projects planned for 2009 are:

Repainting of parking space lines at the clubhouse;

Reseal and stain pool deck and fence;

Install Federally Mandated pool grates in the pool before opening the pool;

Check pool and pool lines for any leaks;

Install new fiberglass doors at pump room access;

Install a timer for the underwater pool lights so they will be operating from 7PM till 11 PM daily during the pool season;

Resod areas of common property where needed;

Work with Architectural Review Committee to implement lake shore protection options to include stabilizing shorelines with specific types of vegetation.

The big change that we expect in 2009 is the privatization of the roads in Myrtle Trace. When that occurs the committee will be setting up a sub-committee to establish guidelines for the repair and maintenance of the roads and to oversee their repair and maintenance. This will certainly increase the workload of the committee and therefore we will be looking for volunteers to man this sub-committee. We are especially interested in persons with previous background and experience in roadwork. If you are interested please contact me by e-mail or phone. By no means does this mean that other volunteers are not desired and needed for service on the property committee. If you would like to serve please contact me. In addition the Garden Club is looking for volunteers to help in the upkeep of the garden in the clubhouse-pool area. If interested please contact John Beam or Paul Alexander.

Volunteers are the cornerstone that makes Myrtle Trace a beautiful, inviting place to live at very reasonable homeowner fees. I am not aware of another private community in the Grand Strand area where the members receive so much at so little cost.

I would like to recognize the members of the property committee at this time. (Please stand and remain standing until the entire committee is named).

Paul Alexander: Phase 5 Rep, and Garden Club. (Paul also assists the committee in plant material selection)

John Beam: Garden Club and along with Paul assists in plant material selection.

Don Boucher: Clubhouse and cabana appearance, maintenance and security.

David Day: Roads and Signs and temporarily Phase 8 Rep.

Ron Grove: Phases 3 & 4 Rep.

Joe Johns: Streetlights

Earl Lee: Standing in for Ron Grove; who is currently on an extended vacation.

Mike Reynolds: Phases 6 & 7 Rep. who oversees maintenance of lakes and fills in for me in my absence.

Charlene Rose: Phases 1 & 2 Rep., Swimming Pool, Clubhouse Appearance, and Security, plus takes minutes of committee meetings and distributes them for review and publication.

Dick Sievers: Maintenance contractor interface.

Thank you all and I would appreciate hearing from anyone who would like to join us in our efforts to keep Myrtle Trace a beautiful place to live.”

Tom Gray: “Thank you, Lyle. At this time I would like to call on the Council of Presidents Chairperson, Jay Sharp.”

Jay Sharp: “Thanks, Tom. Last year, 2008, was the second year of the President’s Council. In the first year of operation it was capably guided by Past President Bill Fox and had the support of all of our past presidents with their attendance and input. We were a fledgling entity, eager to stay involved in our community.

I had the honor to chair this group in 2008 and we have continued to grow in member participation and involvement within our neighborhoods. We have continued our quarterly meetings as we attempt to blend the many years of dedicated service of the group with the current events and situations occurring in Myrtle Trace.

Our aim is not to supplant the Board of Directors but to complement their service and duties in situations that may warrant historic or past action research. This is our forte. This is the reason we take pride in supplementing the processes of the Board of Directors when called upon to do so.

Our four meetings this year have seen a near one hundred percent attendance and our concerns have been to serve the Board of Directors and our residents so we all may continue to maintain the style and pleasure of life in a unique, diverse and vibrant community like Myrtle Trace.

We have designated a member of the Presidents' Council to attend the regular Board meetings to afford the President and members, when called upon to do so, any expertise in past issues that may come before the Board. This has been well received and utilized. We will continue to be a part of a very attentive and informed community. We support our Board of Directors and look forward to contributing to a "very special way of life" for many years to come. I would like the attending Past Presidents to stand as I call your name. Please hold your applause, if any, until all have been recognized.

Lyle Kershner: 1988-89 (Presently Chair of the Property Committee)

Dick Driessnack: 1993

Dave Cannon: 1995

Ted Ackley: 1996-97 (Presently Editor of News and Views and Chairman of Accounts Payable)

Ted Paffenback: 1998

Nancy Murphy: 1999

Clayton Williams: 2000

Sally Krause: 2001

Renzo Falcinelli: 2002

Pat Hosford: 2003 (Presently Chair of the Architectural Review Committee)

Ron Longnecker: 2004 (Presently Secretary of the Presidents' Council)

Norm Paulson: 2005

Bill Fox: 2006

Jay Sharp: 2007 (Presently Chair of the Presidents' Council)

These neighbors have served their time and are still very involved in our community. They have 'been there, done that' and still are a big part of the volunteering spirit of Myrtle Trace.

Thank you, ladies and gentlemen, and thank you, Tom."

Tom Gray: "Thank you, Jay. Now I would like to give a short President's report.

Let me start off by telling you a little about my wife and myself. My wife and I moved to Myrtle Trace about 4 ½ years ago and we started to get involved in the activities. This gave us a chance to meet our neighbors and make friends. After a few years I decided to run for the Board and my wife started volunteering for the Horry County Literacy Council. We love the community and hope it stays as beautiful as it is now.

As Jay said last year, there are many people to thank but the first one to thank is my partner and wife for the past 50 years. She has been my safety valve and when I go too far astray she is there to bring me back to earth. Thank you, Bernice.

These is one person I would like to give special recognition to – Dan Seeds, our Administrative Consultant to the Board, has been a valued asset to me and the Board. His knowledge of the Covenants, accounting matters, legal matters, how to deal with the political Horry County Council, and the history of Myrtle Trace have been a great help.

I would like to thank the Board this year for their help in many ways. They have given their time and effort to making this a great year for me. Thank you Sheilah Reynolds, Tom Dovey, Jack Mehl and Jack Von Deck. Special thanks go to Jay Sharp and Bill Fox for their help this past year. Oh yes, I can't forget the Committees who keep the community running.

As we began this year, there was one large issue still facing the Board. That was the gates/roads issue. Let me give you a quick rundown on the events as they happened during the year of 2008. In April, 2008, we received a Warranty Deed transferring all the common ground, including the ground under the road beds to the Association. The gates/roads issue still existed and we were still heading to court. In July, 2008, we were informed that the judge who was to hear our case had taken ill and was retiring and a new judge would be appointed in the near future. The near future ended up to be the end of September, 2008, to the beginning of October, 2008. At this time a new development came up. We were offered an agreement by the county. This agreement was read by our lawyers and by the Board of MTHOA and we all agreed, with a few word changes, that the agreement would give us what we were working for the past years.

The main part of the agreement was that the gate would be a card-operated gate so our people and emergency vehicles could get through. The hard part was that the agreement had to go through 3 readings before the Horry County Council. Since Forest Lakes had just settled their agreement, we believed this would make it a little easier on us. The I & R meeting passed the agreement and the County Council has passed 2 of our readings and the third is on February 17, 2009. We hope this one will be as quiet as the first two.

Some other happenings in 2008 were: The pool house roof was reshingled and so was the maintenance building. We had a forest fire that began in the woods just in front of homes and as the flames shot up into the air we realized how vulnerable we really were. The Horry County Fire & Rescue did a wonderful job.

On January 24, 2009, we honored our volunteers. We had 105 residents who answered our request for information and their total hours of service amount to over 20,538. We support more than 40 organizations and this reception was for everyone who volunteered their time and effort to make it a little easier for someone else. The list of organizations is posted at the clubhouse. Thank you again, volunteers.

As Jay said last year, 'I stand before you, grateful that you, my neighbors and friends, had chosen to have me serve on your Board of Directors and to have had the privilege to be your President. It has been a meaningful experience'. Can it be said any better? Thank you.

We will now hear from Sheilah Reynolds with the election results."

Sheilah Reynolds: "The results of our election are as follows. Our newest member of the Board is Cathy McElroy. There will be a very short reorganization meeting on the stage immediately following this meeting. Thank you again, Charlene, for your willingness and please continue with all you do for us. Thank you.

It is my privilege on behalf of the Board and all of Myrtle Trace to thank Jack Mehl for his services to our community as a Board member and as a volunteer.

Jack came to Myrtle Trace in September, 2000, and almost immediately became involved in the community. He and Mary Ann joined the Activities Committee and volunteered to be greeters, welcoming new homeowners to Myrtle Trace and providing helpful tips on adjusting to a new environment. This was my first exposure to Jack and I felt I was in the presence of a stand-up comedian! For many years Jack and Mary Ann organized the Myrtle Beach Pelicans baseball

outing and also hosted the monthly pot-luck dinner at the clubhouse. Not busy enough, Jack joined the Property Committee in 2001. He first was a phase rep, then a member of the lakes sub committee. This became basically a full time job as he oversaw a major well drilling and pump installation project. This involved a great deal of coordinating with utilities and county agencies. What he learned and who he met made Jack the Property Committee contact with the outside world.

Jack was appointed to the board of directors in 2005 to fill an unexpired term, and then was elected to a full term in 2006. On the board, his contacts with county were again put to use. He was instrumental in installing the 4-way stop on Burning Ridge Road, the dredging of Lake Tern, and water drainage improvements along Burning Ridge Road. For the past 2 years he has served on the Horry County Storm Water Advisory Board. As if that were not enough, for the past 3 years Jack has served as the Secretary/ Treasurer of the Association.

We in Myrtle Trace are not the only beneficiaries of Jack's wit and wisdom. He volunteers at CAPS, that's Churches Aiding People, he helps out each week at the hospital, and he is an usher for Coastal Carolina sports.

Today he leaves the Board. I would like to present this small token of our large appreciation for all you have done, and will continue to do for us Jack. It's a clock with only 24 hours. Jack seems to have more than 24 hours in a day. The inscription says, 'Myrtle Trace presents to Jack Mehl in appreciation of your time and talent in service to the Homeowners Association.'"

Jack Mehl: "No jokes – I'm very serious. I've been here and my wife and I have been very active and we've had a heck of a good time here. We've enjoyed great company wherever we go in this community and I appreciate all the contacts I've had with you people and it's been a pleasure to enjoyed your company. Thank you very much."

Tom Gray: "Thank you, Jack, for everything. Your help on the Board was greatly appreciated. Now to the Questions/Comments from the attendees. We have a ruling here that we would like to hear from anyone who has a question in advance of the meeting so we can have your answer without hesitating and we had nobody who registered. But, I'm going to break tradition here. I could cut this off but I'm not going to. If there are any questions from the floor, I'm going to open it up now."

Al Robertson: "I'm Al Robertson of Candlewood Drive. I have a couple of brief questions which I think will warrant some very brief answers also. Pat, several years ago the Board passed a fines program for those homeowners who did not ask for ARC approval before going ahead with a project. Has that fine ever been imposed?"

Pat Hosford: "No"

Al Robertson: "Thank you. Now, on the roads, there's been a lot on this, but how much are the gates going to cost and is that cost included in the preliminary budget and how will they operate?"

Dan Seeds: "The cost of the gates can vary anywhere from \$11,000 to an early quote that we saw a year and a half ago in the \$40,000's. It's a measure of the sophistication of the equipment that we put in. Essentially what we're looking for, and we've asked the contractors to provide us

with, is a 'Chinese menu' so we can select those elements that we'll need to afford our residents easy access and egress. Essentially it would amount to two gates with a proximity card reader that would enable the resident to wave the card at the reader rather than sliding it into a slot. This would entail two cards per household and they would be replaced only if the resident tells us which card was lost. We would cancel out the access of any lost card and give the resident a replacement. We don't know yet what this Board is going to select from that 'Chinese menu'. Where is the money coming from? In our 'Major Repairs and Replacements we have \$11,000 which had been designated to other projects which have now been found unnecessary so to the extent that it would not exceed \$11,000, it's already funded. If what the Board selects exceeds that amount, we're going to have to pay for it out of our 'Operating Funds'. Our Operating Funds has been running at a very small deficit for a number of years. Fortunately we have a good earnings income so we haven't seen any impact of that deficit. Hopefully we'll be able to continue that for another couple of years. I think that answers the question."

Al Robertson: "Thank you."

Pat Hosford: "Tom, could I address Al's question again at this time? Al, I'm sorry when you asked that question about the fine being imposed, I made a mistake. Yes, our fine system has been imposed."

Tom Gray: "Any other questions from the floor? George Ruff, I would have been disappointed if you had no question."

George Ruff: "It seem that Al and I are the only ones who ask questions. I would like to follow up on Al's question about fines. What actions are being required by the Board from those people who cut down trees without permission? Are they being required to replace those trees? My other question is that since the News & Views is the primary news source for this community, my suggestion to the Board is that we incorporate more information as to what is happening at the Board meetings and the Committee meetings in the News & Views. I've talked to many residents who are in favor of that and I would suggest that the Board and the Committee chairpeople take that into strong consideration to improve communications in our community that more communication as to what is happening at the Board meetings and the Committee meetings be put in the News & Views."

Tom Gray: "We on the Board are looking into this right now. Since the Communication Committee is young and it's new it will have to be worked out. We at the Board will do that."

George Ruff: "This gives myself and the community the opportunity to enforce that effort that you are moving forward with."

Tom Gray: "Is there anything else from the floor?"

Ted Ackley: "The minutes for the Board Meetings are contained on the web site."

George Ruff: "But as you know, not everyone is computer literate and not everyone has a computer. I see some people in the audience agreed with that comment so I think that in order to be more open to all residents with information as to what is happening at the Board meetings and the Committee meetings the information should be published in the News & Views and I'd even like to make it a motion and have the community vote on this issue."

Tom Gray: “No, George, we’re not going to do that. Anyway, we are looking at this particular problem. I for one know of a lot of people in our community who are not computer literate. We will not discontinue putting news in the News & Views. It will be there. For those people who like to get on their computers, the news will also be there. We’re doing our best to get information out to you people as fast as we can.”

Bill Gascoigne: “I’m Bill Gascoigne at Cedar Ridge Lane. We’ve lived in gated communities before and 99 percent of the time the gates will break down. When they break down they’re usually down for 2 or 3 weeks. I know they’ve talked about a barricade when the gates are broken. Is any consideration being given so that if the gates breakdown occurs we can have something done?”

Tom Gray: “As of right we have not yet given consideration to that possible problem but it is something that we will be looking into.”

Lyle Kershner: “I’d just like to make one comment about George Ruff’s request. All of the minutes are also posted at the club house bulletin board so for anyone who does not have a computer, come on down to the club house and read them.”

Tom Gray: “That’s a very good idea. Thank you, Lyle. OK, I’m looking for a motion to adjourn.”

(At 3:20 p.m. a motion was made by John Dugan and seconded by Mary Ann Mehl that the 2009 Annual Meeting of the Myrtle Trace Homeowners Association be adjourned. All were in favor and the motion carried unanimously.)

Tom Gray: “This meeting is adjourned. Thank you for coming.”

Respectfully Submitted,

Lee Besemer
Recording Secretary