

MYRTLE TRACE HOMEOWNERS' ASSOCIATION
Annual Meeting
Horry-Georgetown Technical College
February 12, 2011

Cathy McElroy: "A quorum now being present, I call this meeting to order. Good afternoon. Welcome to the Annual Meeting of the Myrtle Trace Homeowner's Association. I would like to ask that you all turn off or silence your cell phones. Thank you. Please rise and join us in pledging allegiance to our flag.

Thank you. Please give your attention to the Rev. Ann Boutcher for our invocation."

Ann Boutcher: "Blessed are you, Lord God, King of the Universe. You are the source of all life. None of us lives for or because of ourselves. We all live as part of a community. Help us to live and work together to build this community to sustain and enhance life. Awaken in us an awareness of how best to raise up the hopes and dreams of all our members. Make this a community where we may all live fully and fruitfully.

You are the source of all wisdom; may those of us who have been selected as leaders within our community remain open to your wisdom. Remind us that the common sense and worldly wisdom we have been taught sometimes needs to be set aside in favor of a Holy wisdom, a new way, a different path. In the discussions which take place today, open our hearts and minds to sense the wisdom You have to share.

You are the creator and in You we live and move and have our being in the world that You have created and are creating. In all we do and say, keep us aware of the need to ask how this affects the world around us. Keep us aware that Your creative spirit is alive and active in the world today, bringing life and hope that flies in the face of despair.

In this time of discussion about the realities of today and the possibilities of hope for tomorrow, help us all to be people of hope. Open us to the promise that all will be well, all will be well, all manner of things will be well.

We come before You with hearts thankful for all the blessings which You have bestowed upon us in our community; we thank You for those who through the years have volunteered in positions of leadership and in making this a joyous community.

Lord, we remember here today those who have departed this life, especially:

Bill Martin	Donald Fetzer	Miriam Heintzman
Jean Caiazzo	Jack Carey	Vern Wruble
J. Richard Pack	Edward Hayward	John Whaley
Jan Brunk	Leroy Fulin	James J. Connelly, II
Eileen Robertson	Mary Ann Sproat	Edward D. Fultz
Patricia Moree	George Maass	Anna S. Hall
Patricia McManus	William Miller	William Stanton
	Frank Petrucelli	John Potter

We ask that You sustain their families and friends with comfort and peace. May this meeting be blessed by Your presence, wisdom and hope. We pray in Your name which is above all names. Amen."

Cathy McElroy: “Thank you, Ann. All of us on the Myrtle Trace Homeowner’s Association Board of Directors thank you for coming today. Our Annual Meetings are very important. Today you will elect 2 new Board members who will serve for the next 3 years.

INTRODUCTIONS:

Hopefully, most of you know me. For those of you who don’t, my name is Cathy McElroy and I am completing my second year on the Board. For the past year, I have had the honor of serving as your President. I’m looking forward to the coming year as well.

At this time, I would like to introduce my fellow Board members:

Sheilah Reynolds – Has been the Vice-President for 3 years and the Board’s Community Liaison to all Myrtle Tracers. Everything that Sheilah does, she puts her heart and soul into. This job was no different. She has been my staunch right hand. Sheilah always offers to help no matter what the task is. For 3 years, as VP, she has chaired our Nominating Committee and ensured that our elections have gone off without a hitch. Sheilah will tell you more about that later. During the 3 years that Sheilah has been on the Board she has established the Communications Committee, coordinated the updating of our Policies and Procedures (which were first put on paper by Past President Norm Paulson) and has established and chaired the Ad Hoc Committee which developed our new Renter’s Agreement.

Peter Bevan – Pete is our Secretary/Treasurer and has been on the Board for one year. One of his duties is to find the highest rate for the HOA’s CD’s. And that is no small feat considering the economy. Pete also keeps appropriate Association records including monthly, quarterly and annual meeting minutes, maintains documents such as HOA Certificates of Deposit, Corporate Seal and other Association documents in a bank safe deposit box and updates signatories granted access to the box. He assembles for presentation at the annual meeting, our operating budget listing income and expense items of the Association, which he will present later.

Jack Von Deck – Jack is in his third year on the Board and serves as Director at Large. Jack, with the help of many volunteers, organized and runs our Neighborhood Watch which I believe, is in its third year. Jack has served as liaison to the Activities Committee during his term on the Board.

Sally Herstine – Sally has been on the Board for one year and also serves as a Director at Large. Before this, she served on the ARC for many years and brings a great deal of knowledge to the Board. This past year, Sally has been liaison to the Property Committee.

The Annual Meeting minutes from last year’s meeting were approved at the monthly meeting last March. Copies were available in the Clubhouse, including a full transcript of the meeting.

Peter Bevan will now give the Treasurer’s report.”

TREASURER’S REPORT:

Peter Bevan: “Good Afternoon ladies and gentlemen.

It has been my pleasure to serve you as your Secretary/Treasurer this past year. It has been a whole new experience for me and I have to extend my appreciation to the many people who have offered their expertise and guidance in making it a most enjoyable one.

This past year's Audit has just been completed by our accounting firm and I am pleased to report that our records are in order and our Association continues to be in good financial health. It's always been our goal to have the audit completed 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 3, 2011. Final year end financials will be included in our minutes of our next Board Meeting.

To many of you, reading the financial data is about as exciting as reading your credit card agreement so I would like to summarize the information that you received with the following commentary:

1. Your annual dues remain unchanged for 2011.
2. Our total income for 2010 came in within a hair of our budget forecast.
3. Our total expenses came in slightly over budget even with the unexpected cost of \$12,000 to repair the drainage ditch pipe on Myrtle Trace Drive.
4. We have separated our Road Resurfacing Fund and our Repairs and Replacement Fund categories in 2010 and both components are deemed adequate to meet our future planned expenditures.
5. Your Board of Directors and Four Committees still carry on the day to day business for free!
6. We still have the best maintenance team for another year. I'm referring of course to Al Hardee and his team.

So, in closing, you can be proud of our great team of volunteers and contractors who help keep this community a premier consideration for potential buyers. With your continued support, we look forward to enjoying our retirement life here and enjoying the friendships created.

Thank you!"

Cathy McElroy: "Thank you Peter for your clearly, understandable presentation!

At this time, I'd like to turn the floor over to our Vice President, Sheilah Reynolds, to give the Nominating Committee report."

Sheilah Reynolds: "Here we go again! For the benefit of the new folks, I've headed the Nominating Committee for the past three years. Each year we've managed to have a great committee and great candidates. This year is no different. The Nominating Committee for this election consisted of Ted Ackley, John Beam, Ron Grove, Pat Hosford, Lyle Kershner, Bonnie Longnecker, Sara Manship and myself. We are most fortunate in presenting three excellent candidates for your consideration. Please stand as I call your name: Dave Atkins, Judy Beam and Dale Carroll. Thank you all for coming forth when called. Are there any additional nominations from the floor? Hearing none, I ask for a motion to close the nominations."

A motion was made by Lyle Kershner and seconded by Ted Ackley that the nominations be closed. All were in favor and the motion passed unanimously.

Sheilah Reynolds: “When you registered this afternoon, you were given 2 ballots; a yellow ballot for the election and a blue ballot to be used ONLY in case of a tie. At this time please vote for the 2 candidates of your choice, fold the yellow ballot and pass it to the center aisle.”

Cathy McElroy: “Thank you Sheilah. I would now like to introduce the chairpersons of our four active committees, who will then give their committee reports. These people devote countless hours to ensure that our community is one of the very best in South Carolina.

First on the agenda is:

Suzanne Owens – Activities Committee Chairperson:

Suzanne chairs a very lively and exciting committee. They meet once a month on the second Monday at 7:00 p.m. in the Clubhouse. She encourages all volunteers to participate in discussions, to come up with new activities, or help with the existing programs, which are valued and attended by many Myrtle Tracers.”

ACTIVITIES COMMITTEE REPORT:

Suzanne Owens: “This has been a very busy and successful year for the Activities Committee. Our regular monthly events: Bingo, Pot Luck, Crafters, Dining Out, Ladies Coffee Klatch, Computer Classes, Game Nights, Clubhouse Movies and the Myrtle Trace Mixed Chorus have continued to be well supported and hopefully enjoyed by all who have participated.

Many on our committee and their helpers have worked tirelessly to plan fun and different activities. We had “Breakfast on Pear Tree Lane”, celebrated Chinese New Year and St. Patrick’s Day, had a charity garage sale in March, a “Fashion Show and Tea” in April, went to a Pelicans baseball game, had a “Get Acquainted Social” in September, moved the clock ahead 50 years on “Snow White and the Seven Dwarfs”, paid tribute to our many resident veterans, had lunch at Horry/Georgetown Tech, gave 12 children of Mercy Hospice patients a happier Christmas morning and, although luminary evening was rained out, we celebrated the holidays with a concert by our chorus and welcomed the New Year with a buffet brunch. Many enthusiastic fans watched the 45th Super Bowl on our big screen in the clubhouse and we are currently sponsoring a sale of Myrtle Trace shirts. Several residents took photographs in and around Myrtle Trace which are now framed and hanging in the clubhouse. We also purchased a new coffee pot and cart for the clubhouse.

We would like to recognize and thank the members of our committee for all their volunteered time and hard work. Many of these terrific people have served two or more years and for this we are truly grateful. Would you please stand and remain standing until all the names are read: Betty Alexakos, Dan Briggs, Cecile Britt, Dale Carroll, Bill & Alta Fox, Ron & Beth Crow, Judy Feldt, Ron & JoAnn Grove, Pat Hargraves, Alice Landry, Bonnie Longnecker, Rob and Terri Macker, Maureen & Ed Lowndes, Joyce Macphee, Janet McGrady, Linda Nichols, Robert Owens, Pat Paxson, Lynn Peachy, Rich & Pat Rau, Charlene Rose, Bill & Betty Roesller, Steve & Bobbie Sands, Dick & Jody Seivers, Bill & Pat Thornhill, Bruce & Mary Frances Williams & Jim Wilkison. Thank you again for all your time and efforts.

Our meetings continue to be held on the 2nd Monday of each month at 7:00. We have begun making plans for a Country/Western hoedown on April 16th, Kentucky Derby party for May 7th, a Luau/Pool Party for Memorial Day weekend, ballgames, pizza parties and ice cream socials for

the summer. New members are always welcome so please consider joining our committee. We need fresh ideas and willing workers to help us continue to make Myrtle Trace a fun place to live.”

Cathy McElroy: “Thank you, Suzanne.

Now, I would like to present:

Pat Hosford - Architectural Review Committee (ARC) – Chairperson: Pat is a former Board President and has chaired the ARC for 7 years. It meets twice a month on every other Monday at 4:00 p.m. in the Clubhouse. The ARC is responsible for ensuring the continuing maintenance of the outstanding appearance of our homes and property. Her committee is very progressive and continually reviews new materials and processes for possible use in Myrtle Trace.”

ARCHITECTURAL REVIEW COMMITTEE REPORT:

Pat Hosford: “Good Afternoon.

The Architectural Review Committee has had a busy 2010 reviewing over 300 Myrtle Trace Homeowner projects. As always, we thank you for submitting your request forms before you begin an exterior project.

We are in the middle of reviewing the Homeowner’s Guidelines and Restrictions. A number of new building materials have been approved by the Committee and the Board of Directors since the Guidelines were last re-written in 2007. Some of these include: landmark shingles, screen panels for garage doors, gutter guards, artificial grass, etc. These new materials will be included in the guideline revision which should be ready for distribution sometime this spring.

This year we had 173 requests for tree removal of which 151 were approved. Some of these removals were the result of a blight that has affected Leland Cypress trees. As our community ages, our trees mature and in some cases create problems with water systems, driveways and house foundations. When possible, we ask that removed trees be replaced with other trees or shrubbery. In all cases, we do the best we can to preserve our trees because they are so important to the appearance of our community.

I would like to introduce the members of ARC and ask them to stand and remain standing until all are introduced. Preston Barshinger, David Day, Diane Gascoigne, Jenny Jenemann, Elaine & Mike Lucatuorto, Nancy Murphy, Ron Petti, Bob Ried, Dorothy Stanton, John Tuohy and Terry Eisenhardt, our secretary. Thank you all for your willingness to serve your community as members of this committee.

Again, we remind everyone to submit their Project Request Forms before beginning their outdoor projects and to be looking for their copies of the revised guidelines that will be out this spring.”

Cathy McElroy: “Thank you, Pat.

Lyle Kershner - Property Committee Chairperson:

Lyle was our first Board President and has been active ever since. For the past 3 years, Lyle has been chairman of this very important committee. Many times, you will see Lyle with hammer in

hand fixing a broken door, a leaking toilet or building storage space above the activities closet or the storeroom. Lyle doesn't believe in the term, 'we'll get someone to do it!' Lyle, is always that someone. The Property Committee meets once a month in the Clubhouse on the second Tues. at 10:00 a.m. They are responsible for making sure all the common property, retention ponds, wells, swimming pool and Clubhouse are kept in pristine shape. It is a very involved job which all the volunteers take to heart."

PROPERTY COMMITTEE REPORT:

Lyle Kershner: "Good afternoon fellow homeowners. I will try to keep this report short and to the point.

The Property Committee is responsible for all Myrtle Trace Property not owned by an individual member. All this property is referred to as Common Ground.

In 2010 we ran into some unexpected expenses, some of which were rather large. The foremost of these was the replacement of the underground drainage system from Lake Grebe under Myrtle Trace Drive and under about 170 feet of common area to the County drainage ditch between Myrtle Trace and Wal-Mart. The failure of this system caused a rather large sinkhole near private property.

We also had to do some extensive repair work to a storm water drainage system collecting water from Hickory Drive and Dogwood Circle. The developing contractor had installed this system unbeknownst to us.

Another problem we encountered were two DHEC changes to requirements for swimming pools. The first change was to the tile depth marking system used along the edges of swimming pools. This required us to completely replace all the depth marker tiles in our pool. Also, starting in 2010 they set limits on the maximum amount of cyanuric acid allowed in pool water. In 2011 they have reduced this maximum amount by one third. Cyanuric acid is required to keep free chlorine from evaporating from pool water. Without it the chlorine in the water would be dissipated by sunlight within a couple of hours. Unfortunately both of these changes were published after the first of the year in 2010 and therefore the cost associated with them was not in our annual budget.

To offset these unexpected costs the committee postponed some of the projected projects planned for last year. To do otherwise would have been fiscally irresponsible.

We are fortunate to have a very dedicated group of individuals who serve on the committee. As I call your names please stand and remain standing until all of you have been named.

David Atkins	Earl Lee	Charlene Rose
Paul Alexander	Malcolm MacPhee	Dick Sievers
Ron Grove	Mike Reynolds	Dave Smyth
Joe Johns	Al Robertson	Jim Wilkison

Ladies and gentlemen - your Property Committee.

The committee meets on the second Tuesday of every month in the clubhouse at 10:00 a.m. We are always looking for additional volunteers, so if you are interested please contact me by note or

phone. If you have any topic you wish to present to the committee contact me five days before our next meeting and I will make sure you are on the agenda.

We thank-you for letting us serve you. All of us care deeply about our community and want to do all we can to keep it in the best condition possible.”

Cathy McElroy: “Thank you, Lyle.

Ted Ackley – Communications Committee Chairperson:

Ted is also a Past President and has never stopped volunteering in his nineteen plus years here. Many of us know him as the Editor in Chief of the News & Views – a job he has held for almost 17 years. The Communications Committee meets on an “as needed” basis and has many components: the News & Views, the Myrtle Trace Website, Flag Lowering, the Myrtle Trace Greeters, the community telephone directory, our outside Clubhouse Bulletin Board and the Monthly Calendar. Ted efficiently keeps track of all of them.”

COMMUNICATIONS COMMITTEE:

Ted Ackley: “Good afternoon. It’s good to see all of you. I would like to just ad lib but I have to stick to the script so Lee won’t have to rewrite my report! 2010 was another busy year and I think we did a pretty good job of keeping our community informed.

Last spring we decided to clean up the bulletin board just outside the club house entrance. We removed all of the business cards and other junk and locked the board so postings can be more easily viewed and the clutter eliminated. To replace the business cards, we have posted the Home Services List which appears on the website. Charlene Rose is in charge of the bulletin Board and has recently updated and verified every entry on the Home Services List.

Also last spring, we decided to standardize the guidelines for lowering the Myrtle Trace flag whenever a resident passes away. In all cases, the flag will be lowered for three days after we receive notification of the death. Ethyl and Val Gursky are in charge of lowering all three of our flags. Their back-ups are Fran and Norm Paulson. Our biggest problem with lowering the flag is finding out when a death occurs. It would be very helpful if any of you would call the Gursky’s or the Paulson’s when you become aware that a friend or neighbor has passed away.

Nona Mattson has two responsibilities on the Communications Committee. She sends the News & Views to approximately 40 out-of-town owners each month and she also maintains the data base for our community directory. Speaking of the directory, you will be seeing a change in it this year. For the past several years, we have printed the directory on various shades of pastel paper. The cost per ream has steadily risen and it has become extremely difficult to find. We use six reams of paper for the directory and the pastels cost about \$19.00 per ream. White paper, on the other hand, costs about \$9.00 per ream. So, around the first of April, look for a nice, new white directory with your News & Views.

Speaking of the News & Views, I get plenty of help from my staff. I’ll bet you didn’t know I have a staff. In the good old days when I was working, they used to call that empire building. Anyway, Bruce Williams provides photos for the newsletter from time to time and he also provides lots of photos for our website. Jeanie Rhodes reviews the fliers for special activities, making sure they conform to the sizing and layout requirements. Pat Paxson maintains the activities calendar and she also handles the scheduling of the club house for special events. My

wife Betty delivers the News & Views each month to ten very dedicated people who deliver it to each of your homes when we have loose fliers, they actually do the inserting. I'll mention their names a little later. We are continuing to offer to email the News & Views to anyone who wants it. They receive it a day or two early and all the photos and clip art are in color. About 60 homes are getting it that way now and they still get their paper copy. If any of you want to try it, just let me know.

Our Myrtle Trace website is managed by Jim Wilkison and he is assisted by Bruce Williams. If you haven't looked at the website, you're missing a wonderful source of information about Myrtle trace and the surrounding area. If you've ever tried to tell your family or friends from up north or wherever about Myrtle Trace, just give them our website address (it appears each month in the News & Views) and tell them to see for themselves. Jim is doing an outstanding job.

Our official greeters, Bonnie and Ron Longnecker, visit new residents, both owners and renters, and provide them with useful information about Myrtle Trace and the surrounding area. They also make them aware of our policies. They have made 29 visits during the past year spending an average of two hours on each visit.

The beginners' computer classes are in their third year with 20 to 25 people attending each monthly session. Jim Wilkison, Bruce Williams and I conduct the classes in the hopes of helping people become more knowledgeable and get more enjoyment from their computers.

The Communications Committee consists of several dedicated people who are happy to be of service and who will continue to do their best to keep you all well-informed.

At this point I would like to ask the members of the Committee who are here to stand as I call your names. First, our News & Views carriers: Ralph Billeter, Jeanne Bredbeck, Charlie Conklin, Jean D'Amelio, Roger and Shirley Erickson, Martha Gorman, Norm Paulson, Chuck Petry, and Dan Seeds.

Other Committee members are: Betty Ackley, Ethyl Gursky, Val Gurksy, Bonnie Longnecker, Ron Longnecker, Nona Mattson, Fran Paulson, Norm Paulson, Pat Paxson, Jeanie Rhodes, Charlese Rose, Jim Wilkison and Bruce Williams. Let's give them a round of applause.

Thank you. At my age, I spend quite a bit of time being thankful – thankful for my very supportive family, thankful for my decent health, very thankful to have been born in our great country and thankful that I found Myrtle Trace! This community has exceeded all of my expectations!

Thank you.”

Cathy McElroy: “Thank you, Ted.

Tom Gray – Committee Chairperson of the Past President's Council:

The Past Presidents' Council was formed four years ago to take advantage of the wealth of knowledge and experience resting with these 15 living Past Board Presidents. Within this committee, rests over 23 years of knowledge and wisdom. These committee members make themselves available to the Board should we have questions or desire input regarding past or

future endeavors. With the new Renter's agreement, all the past Presidents along with other committee members were asked to participate. This committee meets 4 times a year."

PAST PRESIDENTS' COUNCIL REPORT:

Tom Gray: "Thank you, Madam President.

My name is Tom Gray and I have had the honor of being Chairman of the Past Presidents' Council for the year of 2010. We meet quarterly in the months of February, May, August and November on the third Thursday of that month.

Our Council was formed four years ago with the idea of using the knowledge of our past presidents to help the Association's Board of Directors. When called upon by the Board, we will try to advise them of past decisions and the history behind that decision.

We send one past president to each Board Meeting and should the Board need some advice, we are available. Always keeping in mind, "We support our Board of Directors", this is our way of giving back to our community. As has been said many times before, 'we have a very special life here at Myrtle Trace.'

At this time I would like to introduce the past presidents of our Association. I would ask that you hold any applause until all members 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 the News and Views, Head of Accounts Payable Department and Chair of the Communications Committee)

Ted Paffenback – 1998

Nancy Murphy – 1999 (Presently serving on the ARC)

Clayton Williams – 2000

Sally Krause – 2001

Renzo Falcinelli – 2002

Pat Hosford – 2003 (Presently Chair of the ARC)

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

Norm Paulson – 2005

Bill Fox – 2006 (Presently Director of our Myrtle Trace Chorus)

Jay Sharp – 2007 (Presently helping with the ROMEOS)

Tom Gray – 2008-09 (Presently Chair of the Past Presidents' Council)

As you can hear, these neighbors are still involved in the community and are giving in the true spirit of volunteering in Myrtle Trace. To the Old Board we say, 'Congratulations and our best wishes for the new year of 2011.' If we can be of service, just ask."

Cathy McElroy: "As you see by the introductions and reports, the Myrtle Trace Homeowners Association is operated and managed by a dedicated group of volunteers. Volunteers, by definition, are people who work or perform services at their convenience without expectation of payment or reward. The maintenance of the association's financial and historical records, on the other hand, must be performed in a timely and business-like manner. Therefore, the following individuals are contracted to perform these duties in accordance with appropriate procedures.

Even though these are paid positions, these people devote countless unpaid hours and are always available to ensure that Myrtle Trace runs smoothly and efficiently. When I call your name, please stand:

Terry Eisenhardt: Has been our Corresponding Secretary for 5 years. She carries a heavy workload for the Architectural Review Committee and will fill in when needed.

Lee Besemer: Has been the Board's recording Secretary for 8 years. We have a lively and fast moving Board and I keep saying, "Lee, did you get that?" She always answers "yes." Lee keeps track of motions that are tabled or informs us if we need to make a motion or approve of one. She is an integral part of the Board.

Ted Ackley: For 5 years, Ted has been our Accounts Payable Department and proficiently sees that all the association's bills are paid.

Karen Bevan: For 4 years, Karen has handled our Accounts Receivables and ensures that all dues are paid. This is a time consuming job which Karen handles with complete professionalism.

Dan Seeds: Has been the Board's Administrative Consultant for 15 years. Dan interfaces with our Attorney, negotiates contracts with our vendors and knows our Covenants and By-Laws chapter and verse. He is extremely intelligent and can always be counted on to give logical and sound advice on a myriad of subjects. For those of you who are Star Trek fans, he is our Mr. Spock!"

PRESIDENT'S REPORT:

Cathy McElroy: "As you have heard from the committee reports, 2010 has been a very interesting year. We've had some unexpected challenges but we dealt with them effectively and they have served to alert us to the potential for future problems. We successfully completed our first road repairs since assuming responsibility for our streets. We continue to maintain a sound financial structure with plans in place to ensure continued good fiscal health. Our gates continue to operate flawlessly and they provide a steady flow of customers to Walmart. The gates have also provided a tremendous convenience for most of our residents and the time, effort and expense devoted to them have been totally justified. We have just established an Owner/Tenant Registration Form to make sure our renters are aware of the policies which we all live by. Looking forward, I sincerely believe we have the tools and resources available to continue to be an outstanding homeowners' organization.

All of us who serve on the Board make a difference. We all have individual views of what it was like to serve our community. I decided to ask our Past Presidents what positive memories they have of their years on the Board and these are their answers:

Lyle Kershner- 1988 &1989

'Myrtle Trace is one of the only HOA's run by its volunteers. We do not have nor I hope we will never be governed by an outside management agency! We govern ourselves! We, as Myrtle Tracers, have the satisfaction of many volunteers who rise to the occasion and perform positively for the community while striving to keep our costs, replacement costs and dues to a minimum. We are one of, if not the best, HOA in the county and state.'

Dick Driessnack – 1993

‘You get to know everybody. I was able to form many lasting relationships and friendships. It was also wonderful to see my peers have enthusiasm in wanting to improve their community. They had the talent and were willing to spend the time!’

Dave Cannon – 1995

‘It was a real pleasure and wonderful experience to serve as Board President. I relished the opportunity to serve this great community and to meet and know almost all the residents of Myrtle Trace.’

Ted Ackley – 1996 & 1997

‘I felt when I ran as I still feel now, that we have enough ‘talent’ in this community to effectively manage our association. My years on the Board were extremely satisfying. I was instrumental in moving our annual meeting from October to February so our financial reports would be annual rather than interim. We became more responsive and improved the lines of communication between the Board and the community. We also added the storage room to the Clubhouse. By the time my term was over, I had gotten to know most of the people in Myrtle Trace and consider most of them good friends. I would willingly serve on the Board again, but believe I’m contributing more to the community in my present roles.’

Ted Paffenback – 1998

‘Feeling that I’ve made a contribution – that’s the important thing.’

Nancy Murphy – 1999

‘I take personal pride in the fact that we got the roads closed and the original gates up. I was honored to work with the other people on the Board. And, even though we were retired, we felt a sense of duty to serve our community.’

Clayton Williams – 2000

‘Myrtle Trace has all the facets to operate and manage itself. It is all done by volunteers who work to make Myrtle Trace the finest community that is widely known both in the State and Horry County.’

Sally Krause – 2001

‘It was a very positive experience for me. We dealt with a number of important issues: traffic through Myrtle Trace from Myrtle Ridge (Lakeside, buses from Carolina Forest and construction traffic.) Due to the immense traffic and safety issues by Phase 8, sidewalks were constructed. I also appreciated the cooperation from Board members and residents alike.’

Renzo Falcinelli – 2002

‘I am proud of so many who were capable and willing to work!’

Patricia Hosford – 2003

‘While I was on the Board, we were involved in some interesting projects. We were responsible for putting in the connecting sidewalk between Candlewood Dr. and Burning Ridge Rd. I see people use it most every day and am thankful for the safety it provides them. Our Board was also responsible for the development and use of the Myrtle Trace flag. I enjoyed my term on the

Board and was glad to be a part of volunteer HOA management. No question, it is by far the best for the community.'

Ron Longnecker – 2004

'It is a learning experience, improving knowledge about the Association and how it operates. All it takes is some good common sense and a willingness to spend extra time for the benefit of MTHOA.'

Norm Paulson – 2005

'Set on paper our Policies and Procedures. Moved the flags from in front of our Clubhouse to the entranceway of all phases of Myrtle Trace. For the convenience of our residents, began using our Clubhouse for voting. And lastly, keeping up the pristine appearance of our community.'

William Fox – 2006

'I proposed to the Board that we form a Past President's Council made up of any past president of the Homeowner's Association who still lived in Myrtle Trace. My feeling was that those individuals had many years of experience that would be very beneficial to current Boards. The Board approved the proposal. Every individual that I contacted expressed an interest and agreed to become a member, and continues to serve on that group today. This is indicative of the kinds of people who have led our organization and who live in Myrtle Trace and make it the outstanding community that it is today.'

Jay Sharp – 2007

'What I found while serving on the Board, was a way of life that had been preserved by residents intent on keeping their community as near perfect and as pristine as when they had initially discovered this gem that is Myrtle Trace. I learned, under the tutelage of some very dedicated individuals, that our "Master Declaration of Covenants, Conditions, Reservations, Restrictions, Policies and Procedures need to be strictly adhered to. In this way, we can all endeavor to maintain our community as the 'special' place it is. What I received in return has never diminished. New friends, a feeling of accomplishment and a 'job well done.' Would I recommend to those who are able to serve to do so? A hearty YES. You can help us maintain our 'EDEN' in Conway'.

Tom Gray – 2008

'Our community started about 1984. We elected a Board of Directors and, as time went by, we formed the committees and setup Covenants to govern us. Since then, we have been governing ourselves and making our own decisions without having to pay an outside Management Firm to govern. They would not have our understanding and compassion of Myrtle Trace and its residents. To continue on this successful path of self governing, we need you to volunteer and keep our community going!'

The reason that I have read these responses is that when you are asked to run for the Board, think of what these people have said but remember the most important message----WE GOVERN OURSELVES! We are a community made up of volunteers who care. We give over 38,000 volunteer hours annually to Myrtle Trace and the surrounding area. We are a unique and proud community. Please say this with me...."WE GOVERN OURSELVES!"

Cathy McElroy: "Sally Herstine will report on our future Nominating committee"

Sally Herstine: “Thank you. Good afternoon everyone. First of all, I would like to reinforce what Cathy has said about volunteering to be on the Board. It has been a learning experience for me but I figure I’m not too old to learn. Peter Bevan has assembled a great group of people who will be our Nominating Committee for next year. As I read your name, please stand until all names have been called: Ted Ackley, Cliff Barletta, Tom Dovey, Diane Gascoigne, Ron Grove, Pat Hosford, Janet McGrady, Suzanne Owens, Dave Smyth, and Dom Starace.”

Cathy McElroy: “I will now turn the floor over to Sheilah Reynolds for election results.”

Sheilah Reynolds: “I am happy to announce that we have two new Board members: Judy Beam and David Atkins. There will be a very short reorganization meeting on the stage immediately following this meeting. Thank you again, Dale Carroll, for your willingness and please continue with all you do for us.

Before the special recognitions, I would like to thank my committee who put this meeting together. As a team, they collated the meeting packets, delivered them, took your registration today, and tallied the votes.

First and foremost, our thanks go to Joe Martin. Joe was on the nominating committee last year. I think Joe saw I was not the most organized person in the world, and he is. So he took the responsibility, largely, of last year’s meeting. He did such a good job and made me look so good I asked him to head up the group this year.

Our team from last year volunteered again this year. Our thanks go to John Brunk, Don Boutcher, June Darville, Tom and Kay Dubauskis, Joe and JoAnn Martin, Frank McElroy, Leo and Marie Reger, Dan Schaefer, Dot and Fred Silvernail, and Helene Wilkison. They all said they had so much fun they would do it again next year.

Each year at this meeting, I've heard the Vice President thank Nona Mattson. I now understand. Nona not only puts our directory together each year, she makes the labels for the packets and provides us with an up-to-date list of residents and owners. Thank you, Nona.

Now I will turn the microphone back over to Cathy McElroy”

PRE-SUBMITTED QUESTIONS:

Cathy McElroy: “The following 3 questions were submitted by George Ruff which are on the same subject:

1. *“Where does it state in the Myrtle Trace official by-laws or regulations that questions presented at the annual meeting must be presented to the board in advance of the annual meeting?”*

Answer: Sally Herstine: “Although there is no provision in the By-Laws for questions or comments from attendees at an Annual Meeting for items not on the meeting agenda, it had been done in the past. However, this year, the Board decided it wanted to do proper research to be able to answer all questions thoroughly and asked that you, the attendees, think about what you would like to ask the Board and pre-submit your questions. Responses have been favorable.”

2. *“If the by-laws require questions be presented to the Board prior to the annual meeting, request I be allowed to make a motion to amend the by-law to allow questions and or concerns be presented by the members at the annual meeting that have not be presented to the Board in advance - - amended, accordingly, to read: Questions to be presented at the annual meeting are encouraged to be presented to the board 7 days prior to the annual meeting but is not required.”*

Answer: Cathy McElroy: “Since there is no By-law, there is no need for an amendment.”

3. *“Why does the annual meeting agenda not schedule / allow time for questions or concerns that arise at the annual meeting be addressed /discussed by the membership (vs. if time permits)?”*

Answer: Cathy McElroy: *“Time constraints are not the issue here. The issue is the business of the annual meeting. Concerns and questions should be brought to the board at any of their open monthly meetings throughout the year.”*

This next question was submitted by Sandy Paffenback:

“I would like to suggest that the Board of Directors show some compassion for the events that may be happening or have happened at a household and the reason for vehicles with out of state plates being parked in homeowners driveways. There are times when it is not convenient to call the board to ask for a permission pass to park up at the clubhouse parking lot nor is it convenient to park at the clubhouse parking lot even with a pass. The family may well be having a stressful time and just does not have the time to transfer vehicles.”

Cathy McElroy: “I will turn the microphone over Pat Hosford, Chairperson of the ARC Committee to answer Sandy’s question”

Answer: Pat Hosford: “First of all, out of state registration is at no time an issue in this matter. You are welcome to have license plates from any area in the world in your driveway. As we all know, the restriction on overnight parking of trucks and recreational vehicles was placed in the Declaration of Covenants by the original developers of Myrtle Trace. ARC was given the responsibility (by the Board of Directors) to monitor these vehicles and to look into situations where violations of this restriction occur. Several years ago, ARC, together with the BOD, modified this restriction to allow short term parking of these vehicles (in most cases 48 hours) to allow for a multitude of various circumstances. In special hardship situations, we have allowed an extended amount of time according to need. Anyone requiring this extension should contact the Chairperson of the Architectural Review Committee for consideration.”

Cathy McElroy: “This next question was submitted by George Ruff:

“The 2010 budget reflects \$12,184 disbursed as other expenses; could the board tell the members how this money was used?”

Pete Bevan, our Sec. Treasurer, will answer this question”

Answer: Peter Bevan: “George, as indicated in my December 31st Treasurer's Report, we disbursed this sum from our Designated Fund account for the pump failure and replacement on

Lake Heron (\$4,000.), a new and deeper well installation (\$6,000.) and a transfer pump to Lake Quail (\$2,184.)”

Cathy McElroy: “The next question was submitted by Norm Hargreaves:

“Why can absentee ballots not be submitted? This way the resident’s vote is registered and counted prior to the meeting. In the past, certain residents have solicited proxy votes. This allows them to submit votes, which may not be consistent with the way the resident would have voted. Most balloting systems I am aware of allow absentee ballots.”

Cathy McElroy: “I will once again turn the microphone over to our Secretary/Treasurer, Peter Bevan, to answer this question:”

Answer : Peter Bevan: “A member, Norman Hargreaves, has asked why we do not have absentee balloting for the Association’s annual meeting. Our Association is a Corporation and as such, business must be conducted at meetings and at some of these meetings, such as the Annual meeting, the general membership is empowered to vote. Our Covenants and Bylaws provide for voting in person or by proxy only. A proxy means that when a qualified member cannot be present to vote in person, they designate another member to make decisions and cast ballots for them. Corporations are required to have a quorum present to conduct business. At our annual meeting a quorum is reached and we may conduct business if we have 1/3 of the members either present or represented by proxy. Absentee ballots are used in political elections where there are no quorum requirements.”

Cathy McElroy: “This next question was submitted by George Ruff”

“Dan Seeds stated at the annual meeting last year that the police will cover all calls now as they have in the past except for traffic issues. Since one of the main reason gates were installed at the East end of Myrtle Trace Drive was for community safety and traffic flow concerns, request the new budget be amended to provided up to \$1,000 to hire a local police officer to deal with traffic safety and traffic violations within our community.”

Cathy McElroy: “Since Pete had done extensive research for the Board on this matter, he will answer the question”

Answer: Peter Bevan: “This subject has received considerable attention from your Board of Directors this past year. Significant work in researching the use of off-duty police officers was accomplished. Many factors were reviewed including costs to the Association, minimum work hours per week, shift schedules of officers, coverage timeframes and contract terms and conditions.

These findings were reviewed by the Board and it was decided not to pursue hiring off-duty police officers at this time. I would like to remind everyone that the Horry County Police will respond if requested by any resident for any reason dealing with the safety of our residents .”

Cathy McElroy: “The last question was also submitted by George Ruff”

“Request the Board address the new safety regulations/ mandatory requirements concerning the proper chlorination/filter system for the pool this summer -- and has the Board taken the necessary actions(s) to meet the new mandatory requirements?”

Answer: Lyle Kershner: “ We are in compliance of all regulations by DHEC regarding pools and will be investigating the feasibility and cost of a different system of treating the pool water other than the one we now have in place. This changes referred to in this question actually went into effect last year, Cyanuric acid levels.”

“In the interim, to maintain the mandated Cyanuric acid levels, the pool will be partially drained and refilled when necessary. There is no way to eliminate Cyanuric acid from pool water. The only way the amount can be controlled is to partially drain the pool and add water which does not have Cyanuric acid in it which will then dilute the amount of acid in the pool. Last year we had to partially drain the pool two times. The reduction of the Cyanuric acid level went from 150 ppm down to 100 ppm and this year we may have to partially drain the pool three or four times. Since the partial draining has not led to any appreciable pool leakage, it can generally be done in 1 day. “

Cathy McElroy: “It is customary for the MTHOA to give a token of their appreciation in the form of a plaque to those who serve for 3 years on the Board. However, both Sheilah and Jack said, ‘The plaque will probably wind up in a drawer some place.’ Now, those of you who know I have a very creative side, I said to myself, ‘Self, what will they enjoy and treasure?’

Jack, for 3 years of tireless service, and even through the physical pain, you have attended Board meetings and always presented a view point of Myrtle Tracers. You always answered questions, you were always logical you will always be an asset to Myrtle Trace. We present you with this martini glass. Please think of us whenever you enjoy a martini moment.”

Jack Von Deck: “Thank you very much. I do enjoy my martinis, 2 before dinner every day. I can’t walk but I can do other things. I did enjoy being on the Board. I learned to email – about 10 or 12 times every day and I can advise the new Board members to get used to it! On the subject of Neighborhood Watch, we have 12 regular drivers and 3 subs. We need 1 more regular driver for patrol and anyone who is interested, please give me a call. Thank you very much. It’s been an interesting 3 years. I might add that Cathy has done a superb job also. Many people asked me how I thought she would do and I can say that from day 1 she’s been great and I’m glad she’s going to have the job for another year.

Cathy McElroy: “Sheilah! During the 3 years that Sheilah has been on the Board, she has been Vice-President and Community Liaison. At the introduction, we covered her involvement as to the annual meeting. As Liaison, she attended (along with other Board members and Dan), numerous County Council Meetings on the gates and roads. She also attended I&R (infrastructure and Regulations meetings) regarding the gates and roads and met with Liz Gilland and Carl Schwartkopf. She attended meetings about the proposed senior housing on Myrtle Ridge Road (along with Tom and Dan) and interfaced on a cell tower behind phase 8. With the building of Walmart, she met with David Schwerd (senior planner for Horry County) numerous times on the Myrtle Ridge Crossing development (which has not materialized because of the recession). Sheilah was able to get the plans for the development copied and posted on our website and in the clubhouse. She worked with the Walmart’s Manager and David Schwerd regarding a dumpster they had out in back and the glaring lights in our resident’s homes. All of

which were taken care of. She followed the progress and alerted the Board and Community of the bill SC30 that resulted in our informing all of you who wrote e-mails and letters to our Legislature. Sheilah also established the Communications Committee, and coordinated the updating of our Policies and Procedures. That project alone, took 6 months to finalize. She established and chaired the Ad Hoc Committee which developed our new Renter's Agreement because there was a need for renters to be aware of our covenants, by-laws, policies and procedures and insure that the homeowners who rent, pass this information down, inform us as to who is moving in so we, in turn, can also welcome and inform them. That was also months in the coming.

Sheilah, you have been my sounding board, my right hand person, my sanity, but most important, you have been a valued friend. So, to you Sheilah, we all toast you with this wine glass! When you drink, think of all the nights, 7 days a week, that we have talked about Board affairs! You may not be on the Board, but you're my friend for life. Thank you!"

Sheilah Reynolds: "Thank you, Cathy. Talk about friends for life. Last year when I was Vice President and in line to be president I was so fortunate because I didn't feel confident about it. I asked Cathy if she would step up and she did and I'll never forget it. Thank you all. I've enjoyed being on the Board."

Cathy McElroy: "Do I hear a motion to adjourn? **Pat Searles moved and Bill Bogle seconded that the meeting be adjourned at 3:15 p.m. All were in favor and the motion passed unanimously.**

Cathy McElroy: "This meeting is adjourned. Thank you for coming."

Respectfully Submitted,

Lee Besemer
Recording Secretary