

**MYRTLE TRACE HOMEOWNERS ASSOCIATION
CONWAY, SOUTH CAROLINA**

BOARD OF DIRECTOR'S MEETING – November 20, 2012

CALL TO ORDER: The meeting was called to order by Board President Dave Atkins at 9:00 a.m.

ATTENDANCE:

Board Members present were Dave Atkins, Judy Beam, Sally Herstine, Bobbie Sands and Peter Bevan. Committee Members present were Joyce Macphee – Activities Committee, Pat Hosford – ARC, and Malcolm Macphee – Property Committee. Also present were Ron Longnecker representing the Past Presidents Council, Paul Sallas, Ginger Sallas, Joanie Kyes, Barbara Artz, Nancy Southard, and Lee Besemer.

The Board honored the memory of the following deceased residents:

Geraldine Barber – October 21, 2012

Gladys Alexander – November 8, 2012

The Board welcomed the following new owners:

Richard N. and Lori K. King – 105 Holly Springs Court

Dave Atkins introduced guest Paul Sallas who addressed the Board on the subject of enlarging the clubhouse and creating additional parking spaces. Mr. Sallas distributed a document which he had created in which he requested permission from the Board to allow him to work with the people of Myrtle Trace to put together a plan to accomplish the enlargement of the floor space and addition of parking spaces. After Mr. Sallas made his presentation the Board's comments were that although there are some activities that would benefit from a larger area in the clubhouse, the majority of the residents do not participate in the activities and would not support the expansion and the accompanying financial burdens created by it. The Board thanked Mr. Sallas for doing a good job in investigating and documenting his ideas and for addressing the Board.

Bobbie Sands moved and Peter Bevan seconded that the minutes of the October 17, 2012, meeting be approved as submitted. All were in favor and the motion passed unanimously.

ACTIVITIES COMMITTEE – The written report of the Activities Committee was accepted. Joyce Macphee reported that the Thanksgiving dinner event would be “sold out” and that in January the Activities Committee will begin meeting in the day time instead of evening in the hopes of getting more residents to join the committee.

ARCHITECTURAL REVIEW COMMITTEE - The written report of the Architectural Review Committee was accepted. Pat requested that the Board provide to the ARC a formal, written statement about the procedure to follow in monitoring vacant properties in Myrtle Trace. Dave Atkins said the Board would comply with the request.

PROPERTY COMMITTEE - The written report of the Property Committee was accepted. **Judy Beam moved and Sally Herstine seconded that the Board authorize the Property Committee to spend up to \$900 for tree removal and stump grinding on common property. All were in favor and the motion passed unanimously.** It was also noted that the damage caused by an accident in the area on the Phase VIII side of Myrtle Trace Drive had been cleaned up and new shrubbery was planted. The entire expense was taken care of by the driver's insurance company. Malcolm also reported that a stone well is being tested on a property on Myrtle Trace Drive and is being watched to

test the success for water disbursement. This method would be cheaper to do than installing a new drainage system.

COMMUNICATIONS COMMITTEE – The written report of the Communications Committee was accepted.

BOARD OF DIRECTORS BUSINESS ITEMS

TREASURER’S REPORT

Sally Herstine moved and Bobbie Sand seconded that the Treasurer’s Report be accepted as submitted and filed for audit. All were in favor and the motion passed unanimously.

UNFINISHED BUSINESS

1. Acceptance of the Lake Banks Report: **Sally Herstine moved and Bobbie Sands seconded that the Lake Banks Report be accepted as submitted. All were in favor and the motion passed unanimously.**
2. Nominating Committee: Judy Beam reported that the committee will present three candidates for nomination to the Board in the near future.

NEW BUSINESS

1. Appointment of Clubhouse Refurbishing Committee: **Judy Beam moved and Bobbie Sands seconded that the Board approve the members and the charge of the Clubhouse Refurbishing Committee. All were in favor and the motion passed unanimously.**
The Clubhouse Refurbishing Committee will be chaired by Malcolm Macphee who will make monthly reports to the Board.
2. Appointment of Gary Kyes to Property Committee: **Sally Herstine moved and Judy Beam seconded that Gary Kyes be accepted into the Property Committee. All were in favor and the motion passed unanimously.** Gary will be certified by DHEC as the pool representative.
3. Approval of 2013 Budget: **Judy Beam moved and Bobbie Sands seconded that the Board adopt the Budget for 2013 with no increase in the Homeowners’ dues. All were in favor and the motion passed unanimously.**
4. Acceptance of Horry County Property Revaluation: **Peter Bevan moved and Judy Beam seconded that the Board accept the revaluation of the market value of our roads. All were in favor and the motion passed unanimously.**
5. Contract Approval with Hardee Maintenance: **Peter Bevan moved and Judy Beam seconded that the Board approve the five year contract between the MTHOA and Hardee maintenance, Inc. All were in favor and the motion passed unanimously.**
6. Annual Gift Giving: **Peter Bevan moved and Sally Herstine seconded that the Board continue its annual holiday gift giving to contractors. All were in favor and the motion passed unanimously.**

CORRESPONDENCE

1. Dave Atkins read thank you notes for memorial donations.

Sally Herstine moved and Peter Bevan seconded that the meeting be adjourned at 10:30 a.m. All were in favor and the motion passed unanimously.

Respectfully submitted,

