

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

BOARD OF DIRECTOR'S MEETING – March 20, 2013

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, Bobbie Sands, Ellen Elliott and Les Gerhart. Committee Members present were Terri Macker – Activities Committee, Pat Hosford – ARC, Ted Ackley – Communications, and Malcolm Macphee – Property Committee. Also present were Nancy Southard, Barbara Artz, Sue Sorrell, Eunice Freeman, June Darville, and Pat Fisher, Dan Seeds and Lee Besemer. Ted Ackley also represented the Past Presidents' Council.

Dave Atkins called on the first guest, Eunice Freeman, to address the Board. Eunice spoke on the subject of the retaining walls which are being erected by the Association due to lake erosion. Eunice had a wall erected on her lake bank and paid for it herself several years ago. Now that the Association is paying to have the walls erected on the lakes, on a set time schedule, Eunice felt that some sort of restitution should be given to the homeowners such as herself who paid to have their walls erected. The Board accepted Eunice's letter and told her that they would meet privately on this subject and would get back to her. Dave told Eunice that it had already been decided that any repairs to existing walls would be made by the Association, along with any replacements which were necessary.

Dave then called on Sue Sorrell who addressed the Board on the subject of the morning exercise group and their lack of cooperation in allowing other residents to use parts of the clubhouse which are not in use by the exercise group five days a week. Dave made it clear that no group in Myrtle Trace is entitled to exclusive use of the clubhouse and our usual neighbor-to-neighbor cooperation is called for in a situation such as this. He told Sue the Board would discuss this matter and get back to her. He instructed Ted Ackley to speak with both groups involved in the hopes of coming up with a solution.

The Board honored the memory of the following deceased residents:

Stephen Tantillo – February 21, 2013

Bill Bogle – March 6, 2013

The Board welcomed the following new owners:

John E. Burley, Jr. – 108 Birchwood Lane

Bobbie Sands moved and Judy Beam seconded that the minutes of the February 20, 2013, meeting be approved as corrected. All were in favor and the motion passed unanimously.

Ellen Elliott moved and Judy Beam seconded that the minutes of the February 16, 2013, Annual 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.

ARCHITECTURAL REVIEW COMMITTEE - The written report of the Architectural Review Committee was accepted. Pat said there the matter of a generator which is requested by a renter is currently being researched.

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

PROPERTY COMMITTEE – The written report of the Property Committee was accepted. **Judy Beam moved and Bobbie Sands seconded that the Board approve a contract with Barnhill Electric for an amount up to \$1200 for pool electrical system improvements. All were in favor and the motion passed unanimously.** Dave asked Malcolm to coordinate this contract with Dan Seeds.

BOARD OF DIRECTORS BUSINESS ITEMS

TREASURER’S REPORT

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

Ellen Elliott presented the 2012 Audit Report and stated that it is a clean audit and there are no problems. The auditors noted the importance of planning for the future which Board and Committees have begun and will continue this year. **Ellen Elliott moved and Bobbie Sands seconded that the 2012 Audit Report be accepted as submitted. All were in favor and the motion passed unanimously.**

UNFINISHED BUSINESS

1. Lake Banks Committee Report: The retaining wall on Lake Osprey has been completed sooner than anticipated and at less cost than estimated. That is the end of this project until next year. Dave Atkins thanked all concerned for the success of this project.
2. Clubhouse Refurbishing Committee Report: There was no written report from this committee. Dave Atkins asked Malcolm to have the Committee prioritize the items.
3. Lake Outfall Repair: As reported in the Property Committee Report, the pipe has been repaired and the Lake Osprey is looking wonderful.
4. Appointment of Committee Chairs and Members: Committee Chairs and Members will be appointed at the March Board meeting.

NEW BUSINESS

1. Clubhouse Refurbishing Committee Report: Malcolm reported that the Committee is continuing its work in arranging priorities and requested that a meeting be held with the Board to discuss certain items such as electrical. Dave agreed that a meeting would be set up.
2. Committee Appointments: **Les Gerhart moved and Ellen Elliott seconded that the Board approve Committee appointments as follows:**

Activities: Terri Macker, Chair

ARC: Pat Hosford, Chair; Sally Herstine and John Beam, new members

Property: Malcolm Macphee, Chair; Nancy Southard and Thor Kongvold,
New members

Communications: Ted Ackley, Chair; Janet McGrady and Cecile Britt, new members

All were in favor and the motion passed unanimously

3. Annual Meeting: **Judy Beam moved and Les Gerhart seconded that the next Annual Meeting be held on February 15, 2014, at HGTC for a cost of approximately \$250 plus \$25 for a sound system. All were in favor and the motion passed unanimously.**
4. Other Business: Pat Hosford brought up the issue of campaign signs which were not picked up by the candidates after the current election. She pulled them up and laid them down on the ground for the sake of improving the appearance. Judy Beam will contact the Election Board and remind them that Myrtle Trace does not allow campaign signs on its property, including on Pear Tree Circle. The signs are allowed on Burning Ridge Road. Malcolm was instructed to have the Property Committee pick up the current signs and put them in the maintenance shed for safe keeping in case the candidates want to claim them.

Bobbie Sands moved and Les Gerhart seconded that the meeting be adjourned at 10:15 a.m. All were in favor and the motion passed unanimously.

Respectfully submitted,

Lee Besemer