

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

BOARD OF DIRECTOR'S MEETING –October 16, 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 Committee, and Nancy Southard – Property Committee. Also present were Charlene Rose, Dan Seeds and Lee Besemer.

The Board welcomed the following new owners:

Santo and Deborah Perry – 125 Berry Tree Lane

The Board welcomed the following new renters:

Connie and Walter Doyle – 124 Berry Tree Lane

Ellen Elliott moved and Bobbie Sands seconded that the minutes of the September 18, 2013, meeting be approved as submitted. All were in favor and the motion passed unanimously.

ACTIVITIES COMMITTEE – The verbal report of the Activities Committee was accepted. Terri Macker talked about the decision made by the committee to allow guests to buy Bingo jackpot games since the games are no longer progressive and the Myrtle Trace birthday party to be held on November 16. Terri asked the Board to decide about buying a commemorative paper weight to mark the occasion and the Board thought that if any resident would be interested in ordering and paying for such an item it should be allowed but that it would not be an appropriate expense for the Association at this time.

ARCHITECTURAL REVIEW COMMITTEE - The written report of the Architectural Review Committee was accepted. The Board asked Pat Hosford to state the reason for tree removal on the report rather than referring to a page and number in the Guidelines in the future.

PROPERTY COMMITTEE – The written report of the Property Committee was accepted. Nancy Southard stated that the Committee feels that there is still a problem with the parking stops at the disabled spaces in the parking lot and that they are still a hazard. She discussed several possibilities suggested by the Board and the Board was not agreeable to the suggestions. Nancy also stated that the Garden will be reduced in size to be able to control it better. The Garden Club asked for permission to hire a company to clean up the garden (pick up pine cones, weeds and sticks and dispose of same).

Bobbie Sands moved and Ellen Elliott seconded that the Garden Club be authorized for a one-time expenditure of \$550 from their budget line item for the purpose of cleaning up the garden. All were in favor and the motion passed unanimously. Ellen wanted to go on record that although she was in favor of the motion, it should be noted that this was only a temporary fix.

COMMUNICATIONS COMMITTEE – The written report of the Communications Committee was accepted. Ted Ackley reported that all three flags at the entrance of Myrtle Trace have been replaced and are looking great.

BOARD OF DIRECTORS BUSINESS ITEMS

TREASURER’S REPORT

Ellen reported that the Association is three-quarters through the fiscal year and the financial year is looking healthy. **Judy Beam moved and Bobbie Sands 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. Repair to Golf Cart Path: The area has not yet been repaired by the contractor although he confirms his plans to do so. Dan will draft a letter to the contractor setting a time limit when the repairs must be completed.
2. Clubhouse Electrical Repairs: Peach Tree Electric has completed their work in the Club House, Maintenance Building and Cabana. S & B will be pressured to do their part. Ellen suggested that in the future when work is awarded to a contractor, we include the time period in which the work is to be completed.
3. Association Property Insurance: The deductible for State Farm will be increased for the time being until Dan is able to obtain more bids.
4. Nominating Committee: Judy Beam reported that the second meeting of the Nominating Committee was held and six resumes have been obtained. They hope to review these resumes for their November meeting and obtain even more.
5. Update on Tree Planting Committee: Plantings have been made at the Myrtle Ridge Entrance and at the lift station. That completes the plantings for this year and it will start again next year.

NEW BUSINESS

1. **Ellen Elliott moved and Judy Beam seconded that the penalty for failure to submit an application for the installation of a new roof be levied upon the home owner. All were in favor and the motion passed unanimously.**

OTHER ITEMS

1. Thank you notes were received from recipients of donations in memory of deceased residents.

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

Respectfully submitted,

Lee Besemer
Recording Secretary