

Myrtle Trace Homeowners Association Conway, South Carolina

Board of Director's Meeting - February 19, 2014

CALL TO ORDER: The meeting was called to order by Board President Ellen Elliott at 9:00 a.m. welcoming all to our "new look"; two new Board member, three changed Board positions and a new Committee Chair.

ATTENDANCE:

Board Members present were Ellen Elliott, Bobbie Sands, Les Gerhart and Ray Binis. Committee Members present were: Pat Paxson- Activities Committee, Pat Hosford, ARC, Ted Ackley- Communications Committee and Nancy Southard- Property Committee. Also present were : Bill Fox, Dan Seeds, Barbara Artz, Charlene Rose, Peggy Carter, Jerry Richardson and Terry Eisenhardt Corresponding Secretary

Resident Jerry Richardson asked to speak to the Board prior to beginning of business. He questioned the parking of pickup trucks in a driveway overnight. He drove around other upscale communities and questioned a few Myrtle Trace residents. Since it is quite common to have trucks he asked the Board to consider modifying our covenant. President Ellen Elliott stated that to change a covenant we would have to have 2/3 of the residents approval and then a 90 day waiting period. We do allow trucks during the day but the rule is enforced for overnight.

Ellen noted the passing of the following residents:

Esther Preslar - January 4, 2014

Patty Rallo - January 17, 2014

Dorothy Uzmam - February 7, 2014

Charles Maurer - February 10, 2014

The Board welcomed five new residents:

James R. and Gail A. Day - 107 Cedar Ridge Lane

Robert D. and Kandice Springer - 103 Dogwood Circle

Allan J. and Linda J. Pomictier - 207 Butternut Circle

Carol Shea - 207 Cedar Ridge Lane

Frank C. and Marjorie Scerini - 222 Candlewood Dr.

Ellen asked for a motion to approve the January meeting minutes, Les Gerhart moved and Ray Binis seconded. All were in favor. The 2014 Annual Meeting minutes were motioned by Bobbie Sands, Ted Ackley made two spelling changes and it was seconded by Les Gerhart, all approved. The 2014 Reorganization Meeting minutes were motioned by Les Gerhart and seconded by Ray Binis. All were in favor and the motions passed unanimously.

ACTIVITIES COMMITTEE Ellen welcomed Pat Paxson as the new Chair for the Activities Committee. The report of the Activities Committee was accepted. Future Treasurer's report will reflect encumbered funds. There will be no Pot Luck, Koffee Klatch or Learn to Play Games in March due to renovations. The Committee welcomed Bobbie Sands as the new liaison.

ARCHITECTURAL REVIEW COMMITTEE -Pat Hosford The written reports for January meetings were accepted. Pat also noted that due to the storm, we expect to have more requests than usual for tree removal. Each will be reviewed with the ARC/HOA guidelines.

PROPERTY COMMITTEE - Nancy Southard -The written report of the Property Committee was accepted. Foremost was the ice storm and the many trees, branches and debris left behind. This is a priority for Al Hardee's crew and we cannot thank them enough for the work they are doing and that still remains to

be done. We also want to thank the many residents that have been working to help other residents that need assistance. Residential areas are being done first, common area next and last will be the lake banks. We will have an added expense to either chip or haul debris away. We are getting information on the cost of an outside vendor versus renting a chipper and having the crew do the work. This would probably take them away from spring chores, so we are tending toward the outside vendor. We will not be putting chips into our woods.

Pat Hosford and Dan Seeds thanked Nancy for the quick response and the work being done by all.

Nancy has taken pictures and spoken to the contactor about the damage done on the Burning Ridge entrance to Myrtle Trace while replacing a driveway on Laurelwood, They said they would fix the damage when they complete the project.

An icemaker hose in the clubhouse burst causing water damage and has been repaired. Two space heaters were purchased for the restroom pool area to prevent water pipes from bursting.

COMMUNICATIONS COMMITTEE Ted Ackley The written report was accepted. The 2014 Myrtle Trace Telephone Directory will be published during the last week of March. Deadline for inputs to the Directory is March 10th.

BOARD OF DIRECTORS BUSINESS ITEMS

TREASURER'S REPORT

Les Gerhart reported that January was a good financial month. There were no substantial payments this month. The overstatement of the budget reflects the ordering of new furniture in 2013 for the refurbishing in 2014. The Association will be over income by that amount for 2014. 2014 still promises to be a financially successful year. . Bobbie Sands made a motion to accept the report and Ray Binis seconded. All were in favor and the motion passed unanimously.

UNFINISHED BUSINESS

1. Refurbishing Committee: Bill Fox happily reported that work will begin next week. The two remaining issues have been resolved, first was the tile and style for the urinal in the bathrooms. Our second concern was the acoustics. We will be replacing the acoustical tile in the ceiling ourselves, This will give us a good saving over the original plan to place acoustical tile where we now have wood paneling. The old tiles will be donated to Habitat for Humanity. Jay Sharp is still looking for volunteers to help with painting and other small projects. Any books that residents would like to take until the project is completed would be welcomed by Bonnie Longnecker. The Tag Day Sale - February 25, from 10-2, and the grand reopening of the clubhouse is April 1 from 3:30 - 5:00 p.m.

2. Repair to Golf Cart Path: Al Hardee's crew dug up and removed the old asphalt and put new cement and asphalt on the cart path.. The Board agreed to have Les Gerhart draft a letter a letter be sent to the original contractor, Blanton Materials, by certified mail for the labor and material cost. President Ellen Elliott and Dan Seeds will review the letter..

3. Pool/ Cabana Improvement Plan- Have contacted 3 companies for estimates for finding the pool leaks. The information will be included in the plan.. Still obtaining estimates for concrete deck area, wood deck removal and replacement, carpeting in cabana area and furniture.

4. Lake Banks - Because of the ice storm, the work on retaining walls is on hold not only because of natural water level but Al Hardee's crew needs the time for clean up from the storm. This will now become a fall project.

NEW BUSINESS - Recap of chairs and changes. The Board reappointed Committee chairs: Pat Hosford ARC, Nancy Southard, Property and Ted Ackley, Communications. Pat Paxton was appointed Chairperson of the Activities Committee, David Smyth appointed Vice Chairperson of the Property Committee, Bob Bastian Phase 4 Rep. and Dot Silvernail Phase 8 Rep. on the Property Committee and replacing Chuck Petry delivering News & Views will be Betty Murtagh. In addition, serving as Board liaisons will be, Ray Binis and Mary Johnsen ARC, Les Gerhart Property, Bobbie Sands Activity and Ellen Elliott Communications.

The next Board meeting will be at Kingston Nursing Home on March 19th.

Vice President Bobbie Sands confirmed the next Annual Meeting of 2015 for February 7th and will need a check for \$275.00. Les Gerhart made a motion to accept and Ray Binis seconded. All were in favor and passed unanimously..

CORRESPONDENCE -We received a thank you card from American Federation for Aging Research for the donation of \$50. In memory of Esther Preslar.

BOARD BRIEFS - A thank you from the Board in the News and Views to Al Hardee's crew, Property Committee and residents for the ongoing clean up after the ice storm. This was very indicative of the way we at Myrtle Trace help each other. Also, reminder not to walk dogs on Burning Ridge Golf Course and when walking in Myrtle Trace to pick-up after your pet.

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

Respectfully submitted,
Terry Eisenhardt , Corresponding Secretary