

Myrtle Trace Homeowners Association Conway, South Carolina

Board of Director's Meeting - March 19, 2014

CALL TO ORDER: The meeting was called to order by Board President Ellen Elliott at 9:00 a.m. at the Kingston Nursing Center

ATTENDANCE:

Board Members present were Ellen Elliott, Bobbie Sands, Les Gerhart, Ray Binis and Mary Johnsen. 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, and Terry Eisenhardt Corresponding Secretary

Ellen noted the passing of resident Kenneth Van Slaars on February 16.

The Board noted the following new renters:
Walter and Joanne Yukniewicz – 228 Cricket Court
Florence Vaught – 161 Myrtle Trace Drive

Ellen asked for a motion to approve the February meeting minutes as corrected, Bobbie Sands moved and Ray Binis seconded. All were in favor and the motion passed unanimously.

ACTIVITIES COMMITTEE -Pat Paxson The report of the Activities Committee was accepted.

ARCHITECTURAL REVIEW COMMITTEE - Pat Hosford The written reports for two February meetings and the first meeting of March were accepted as corrected. Pat noted that many of the tree requests are storm related and the committee is encouraging the replanting of trees.

PROPERTY COMMITTEE - Nancy Southard - The committee received a letter submitted by a resident with two suggestions. One suggestion was to build a dog park and the other to build a bridge across a ditch to Wal-Mart. After reviewing the letter it is the recommendation of the Committee not to support either project. The bridge would present an issue of landownership, safety and would not be practical for most residents. The dog run would need to be maintained and may present a liability and safety issues. Bobbie Sands made a motion to accept the Committee's recommendation, Mary Johnsen seconded. All approved and the motion passed unanimously.

Dave Smyth contacted the Storm/Water Dept of Horry County regarding the cleanup of county property by Myrtle Trace. They are aware of the debris in the ditches that needs to be cleaned due to the storm. We are on a list for clean up, but the county could not provide a starting date.

The subcommittees are still working on estimates and plans for the pool/cabana area. Estimates are being obtained for paving of sidewalks and parking areas.

Hardee's group has finished the clean up for residents and the residents are now responsible to maintain any further storm debris clean up.

COMMUNICATIONS Ted Ackley reported he has finished the 2014 Directory and gave advance copies to the Board. The Directory will be distributed beginning March 29th along with the News and Views.

TREASURER'S REPORT - Les Gerhart reported that at the end of February we are in another fiscal positive month. We still have billing for the storm that will be reflected in the March report however, we expect to manage the unexpected expenses. Ellen Elliott asked for a motion to accept the report. Ray Binis motioned with Bobbie Sands seconded; all were in favor.

The Audit report was given to the Board. What the audit determines is that we have done everything by the accepted methodology according to the independent auditor and are in sound financial position. Before asking for a motion, Ellen asked that the cover be corrected to read 2012-2013, after which Mary Johnsen made a motion to accept the audit and Ray Binis seconded . All were in favor and the motion passed unanimously.

UNFINISHED BUSINESS -

1. Bill Fox reported that our Tag Day Sale was very successful. Most of the large items were sold early. At the close of the sale day any unsold items were donated to Habitat for Humanity. They also accepted the old ceiling tiles. He thanked all that participated and the Board for their cooperation in this project as well as the refurbishing project.

We are on schedule with our refurbishing projects and have had 50 volunteers. Some came one time only and some more often. All help is appreciated. Tape has been placed across the front door for safety and to keep talking/looking residents to a minimum. You can still see the progress through the rear windows and we can keep working. Painting is in progress, bathroom doorways have been enlarged, cabinets refinished and our fireplace is now working. We are planning to put the items that are stored in the pod back in the clubhouse on March 27th and have our grand opening on April 1st.

Ellen thanked Bill for keeping us so informed and the project on schedule.

2. Golf Cart Path - A letter has been sent to Blanton Construction along with the bill for the repair of the golf cart path, with a due date of April 1st. Les Gerhart felt that if the bill is not paid, legal costs or legal court action not be taken because the cost would not be practical for us. However, we could continue negotiations with them. If not paid, reporting to the Better Business Bureau would be one option and posting on the internet another. Ellen asked for a motion that we take no legal action, Mary Johnsen motioned and Bobbie Sands seconded. The motion passed unanimously.

3. Storm Clean Up - Nancy Southard reported that although Pear Tree Circle and other common areas have been cleaned up but we still have a potentially safety issue where branches are caught in the limbs of trees or are partially broken and dangling. We are still assessing the problem of property ownership and whether we will have to prune or cut down the trees.

Pat Hosford reported she is doing a survey into the problem of cleaning up vacant properties, foreclosures or part time residents. We may need funds to manage the clean up with Al Hardee's crew.

Ellen Elliott suggested a presentation to Al Hardee's team for the good job they did under great stress. We would invite them to the reopening of the clubhouse and present them with a plaque or framed letter of appreciation for their help during the storm and the moving of items from the clubhouse. Ellen asked for a motion, Les Gerhart moved and Ray Binis seconded. Motion passed unanimously

Insurance Claim - Dan Seeds researched our policy and believes that anything other than structures would not be covered. We do have a \$5,000.00 deductible and the current expenses exceed \$8,000 in damages with additional costs to come in repairing a lake bubbler and remaining hanging branches. After discussion, Mary Johnsen made a motion that a claim be filed and that information be provided honestly to the insurance company so that they can make a determination about payment. Bobbie Sands seconded. All approved. Dan provided a copy of the insurance policy to the Board. Ellen suggested that it be circulated among the members to read.

NEW BUSINESS

Records Management - The Board would like an inventory of the belongings of Myrtle Trace Committees and their paper records, reports and costs. We are discussing the need to develop a retention policy of the records with our attorney and auditor, then we will decide what needs to be supplemented after speaking with each Committee Chair.

CORRESPONDENCE

We received a thank you from Mercy Care for \$50 donation in memory of Dottie Uzmann.

BOARD BRIEFS

Al Hardee is now finished with storm clean up and residents should resume their own yard maintenance, refurbishing is on schedule, a reminder to come to the reopening of the Clubhouse. The pool will be opening soon.

Mary Johnsen moved and Bobbie Sands seconded that the meeting be adjourned at 10:25. All were in favor and the motion passed unanimously.

Respectfully submitted,
Terry Eisenhardt, Corresponding Secretary