

Myrtle Trace Home Owners Association Conway, South Carolina

Board of Director's Meeting - May 21, 2014

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

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, Nancy Southard, Property Committee and Ted Ackley Communications Committee. Also present were Dan Seeds, Barbara Artz, Peter Bevan, Bud Eisenhardt, Colleen Carter, Lou Amarando, James Luneke and Terry Eisenhardt Corresponding Secretary.

President Ellen Elliott noted the passing of two residents:
Thomas Riemenschneider on April 7 and Glenn Goode on April 24.

The Board welcomed new residents:

- James and Barbara Luneke – 101 Holly Springs Ct.
- Gayne Wray – 122 Cedar Ridge; moving from 101 Boxwood

Ellen asked for a motion to approve the April 16 meeting minutes. Mary Johnsen moved and Bobbi Sands seconded. All were in favor and the motion passed unanimously.

ACTIVITIES COMMITTEE -Pat Paxson The written report of the Activities Committee was accepted. The Committee was pleased to report 13 meals were delivered to shut-ins from 3 events in April and May. A full slate of activities has been planned for the summer and into the fall. The Activities Committee is seeking guidelines from the Property Committee for cleaning the refurbished clubhouse.

ARCHITECTURAL REVIEW COMMITTEE - Pat Hosford The written report for two April meetings was accepted. Pat stated that the storm related tree removals seem to be coming to an end. The meeting for Monday May 26 is being changed to Sunday May 25 because of the holiday and the picnic.

PROPERTY COMMITTEE - Nancy Southard . The bubbler in Phase 8 Hummingbird and Sparrow Ponds is being repaired and air vents have been repaired at the clubhouse. The Committee is asking for \$800 for car gate stickers for new resident cars and the replacement of existing stickers as needed. This will purchase 200 stickers. Ray Binis made a motion to accept the Committee's recommendation for the funds to buy car stickers, Les Gerhart seconded. All approved and the motion passed unanimously.

Now that the storm related hanging limbs have been cleared and clean up is complete, Ellen asked Ray Binis to submit a claim to our insurance company for the clean-up. Dan Seeds will provide all the documentation and contact information.

COMMUNICATIONS - Ted Ackley The written report of the Communications Committee was accepted.

TREASURER'S REPORT - Les Gerhart reported that after receiving all the refurbishing bills for payment in March, April proved to be a good month. Total cost for the project was \$51,355. Bobbie Sands moved and Ray Binis seconded to accept the Treasurer's report and file for audit. All were in favor.

UNFINISHED BUSINESS

1. Ellen withdrew discussion on Contracts/Competitive Bids regarding payment hold back, because we need to look at this in a comprehensive manner before a revised policy is finalized.

2. At our last meeting Les made a recommendation to change from accrual to cash basis accounting. Dan checked with the IRS and found they would approve the change. The cash method parallels what homeowners use for their checking statements, while corporations use the accrual because it gives them better management long term. After the board members discussed the pros and cons of both methods, Les Gerhart moved to change to the cash method of accounting effective January 1, 2015. Ray Binis seconded. All were in favor.

3. Overnight parking of trucks. There has been a lot of feed back from the Board listening session from letters and comments to the Board regarding this issue. Mary Johnsen moved that the board not pursue any further change to the covenants to allow overnight parking. Les Gerhart seconded. All were in favor.

NEW BUSINESS

The Property Committee and the Activities Committee each appointed a person to revise the checklist for clean-up and maintenance of the clubhouse. The recommendation revisions will come to the Board for review and approval.

Dan Seeds has advised the Board the covenants require that homeowners supply evidence of insurance coverage equal to replacement value of their homes. Compliance has lapsed and as a result the Board agreed to place a reminder notice in News and Views.

CORRESPONDENCE

We received a thank you from Riemenschneider Bach Institute of Baldwin-Wallace Center for \$50 donation in memory of Tom Riemenschneider

OTHER

In general, the board requires advance notice if a resident wishes to speak at the Board meeting so that they can be placed on the agenda, but we have guests who attended our listening session and would like a chance to speak.

Lou Amarando. Complimented the Board on a very organized and well run meeting. Lou wanted to make the following comments:

1. The bubblers in the lakes are impressive and make a good first impression on visitors and people looking to purchase a home, so it would be nice to have them all working.
2. The 3 way stop on Timberline and Myrtle Trace seems dangerous, why not have only one stop sign on Timberline. The 4 way stop on Cedar Ridge and Myrtle Trace is good.

3. Change is sometimes a good thing, why not pick a few colors for door colors to compliment house colors in Phases 1 thru 7.
4. Why not consider allowing homeowners to upgrading existing fencing to vinyl instead of wood, with no change to color.

Peter Bevan would like to see a larger bulletin board in the clubhouse for minutes from meetings.

Pat Hosford questioned what happened to the Past Presidents plaque that was in the clubhouse.

BOARD BRIEFS

Thanks to those who attended the Board Listening session. As a result of feedback, a change to allow overnight parking of trucks will not be pursued. Guidelines for speaking at Board meetings.

Separate article, not part of Board Briefs, reminder about providing proof of homeowner insurance coverage.

Mary Johnsen moved and Ray Binis seconded that the meeting be adjourned at 9:45a.m. All were in favor and the motion passed unanimously.

Respectfully submitted,

Terry Eisenhardt, Corresponding Secretary