

Myrtle Trace Home Owners Association Conway, South Carolina

Board of Director's Meeting - July 16, 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, Colleen Carter, Diana DeFeo, Earl Lee, Tom Gray, Bernice Gray, James Luneke, Bruce Williams, Norm Hargreaves and Terry Eisenhardt Corresponding Secretary.

GUESTS: Norm Hargreaves a spokesman for a group of residents presented the following issues:

1. A concern about how to insure that real estate agents make potential buyers aware of our covenants.
2. Phase VIII does not have the "Covenant Restricted Community" wording on the sign.
3. Maintenance of some common areas needs better care.
4. A few residents are not complying with the covenants, such as exposed garbage cans.

Bruce Williams mentioned that because the ARC Guidelines are more readable that should be given to the agents.

James Luneke spoke about the Board changing the accounting system from accrual to cash.

Ellen said she and the Board members appreciated their concerns and would discuss the matters mentioned and will respond to the residents' issues.

President Ellen Elliott noted the passing of one resident:

- Betsy Carol Higgs - June 27

The Board welcomed new residents:

- Glenn Curnow and Sylvia Rivera-Curnow - 103 Ashwood
- Michelle ("Mickey") Jarossy - 192 Glenwood

Ellen asked for a motion to approve the June 18 meeting minutes. Bobbie Sands moved and Mary Johnsen seconded. All were in favor and the motion passed unanimously.

ACTIVITIES COMMITTEE -Pat Paxson - No meeting therefore no written report; but stated that the July 4 Picnic was well attended.

ARCHITECTURAL REVIEW COMMITTEE - Pat Hosford The written report for the last meeting in June was accepted. Ellen asked for a written explanation regarding the committee's vote explaining the wood to vinyl fencing. The ARC committee asked for residential cleanup of 2

properties, 215 Wedgewood and 108 Berry Tree. Mary Johnsen made a motion to provide money for Hardee to clean up both properties, Bobbie Sands seconded. All were in favor and the motion passed unanimously. Dan Seeds will provide status of bank foreclosures.

PROPERTY COMMITTEE - Nancy Southard - The Committee has reviewed the 2015 budget for repair/replacement and will be requesting the replacement of the pool fence and wooden deck. New shingles for the clubhouse roof are part of our planned budget. Nancy asked for an exception to the new Contract Payout schedule for the contractor that will be replacing the clubhouse roofing. Ray Binis made a motion to pay the supplier directly for the materials. The contractor will be paid on completion, after inspection and we have someone on site when the work is being done. Les Gerhart seconded; all were in favor.

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

TREASURER'S REPORT - Les Gerhart reported that all is good. There were no unexpected expenditures in June. Ray Binis moved and Mary Johnsen seconded to accept the Treasurer's report and file for audit. All were in favor.

UNFINISHED BUSINESS

1. Dan Seeds spoke on the revision of the accounting method from accrual to cash basis.

NEW BUSINESS

1. Pool Repair/Replacement The Board has three 2014 requested items from the Property Committee that it would like to address: immediately purchase 16 new chairs for the pool; secondly in October ascertain the source of pool leaks and repair them; and lastly based on the final cost of the leak repairs consider repair of the concrete decking. Bobbie Sands moved to purchase the chairs and repair the leaks but delay the concrete repair, pending the final cost of the leaks. Mary Johnsen seconded. All were in favor.

2. Pool Service - Ted Ackley discussed the contract with Ken's Pool Service be paid the first of every month. Dan Seeds reminded us that our attorney is also paid at the same time. Since they are under contract there is no need to wait for an invoice before paying. However, we do expect to receive monthly billing from these contracts for our records.

3. Lake Banks - Pat Hosford reported that the retaining wall is in progress and will be finished in a few weeks. When all the structural work is done the wall will be back filled and sodded. The cost to date is \$6,357.32 all of which is material. There is no cost for Al Hardee's labor because the work was done within the normal work hours.

PRESIDENT'S REPORT This is a new item on our agenda that may or may not appear based on information Ellen felt needed to be reported but that need no action.

1. The claim filed with our insurance company for the ice storm was denied.
2. Audit bid letters were mailed to nine potential bidders, one was returned because the company has moved with no forwarding address. We are waiting to hear from the remaining companies.
3. Last month we discussed the signs posted on Pear Tree Circle on election day that are in violation of our covenants. Ellen discussed this with our attorney and because it is private property we are under no obligation to make an exception for these signs.
4. The Clubhouse refurbishing final cost after crediting the Clubhouse Tag Sale and credit for returns is \$49,986.58. This is less than originally reported.
5. The Past President's plaque is being engraved and will be returned soon.
6. Terry Eisenhardt has been filling in on a temporary basis for Lee Besemer and we will now begin looking to fill the position of Recording Secretary with an annual contractor.

CORRESPONDENCE

- Thank you from McLeod Hospice for \$50 donation in memory of Robert Barber

BOARD BRIEFS

New roof for the clubhouse, may need to close the clubhouse on short notice in August.
Reminder to home owners when tenants move out and new tenants move in they need to fill out the form on the website and contact Les Gerhart or Dan Seeds so we are aware of the changes.

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

Respectfully submitted,

Terry Eisenhardt, Corresponding Secretary