

Myrtle Trace Home Owners Association Conway, South Carolina

Board of Director's Meeting - August 20, 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, 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, James Luneke, Barbara Artz, David Atkins and Terry Eisenhardt Corresponding Secretary.

President Ellen Elliott noted the passing of two residents:

- William Davis - August 1
- David Cannon - August 4, former Board President

The Board welcomed new residents:

- Kurt and Harriet VandeStouwe - 232 Cottonwood
- Jacqueline Olster - 205 Cedar Ridge

The Board welcomed new tenant:

- George McKenna - 107 Mayberry

Ellen asked for a motion to approve the July 16 Board meeting minutes. Bobbie Sands moved and Mary Johnsen seconded that the minutes be approved as corrected. All were in favor and the motion passed unanimously.

ACTIVITIES COMMITTEE -Pat Paxson -The written report for the August meeting was accepted. Pat reported that regular scheduled activities will resume in September. The movie projector is not working properly and the committee would like the Board to be aware of the problem. Ellen said the Board will take this issue under consideration. Ellen suggested that Board and Committee Chairs try to attend the Welcoming/Get Acquainted Social on September 21 to meet new residents and tenants.

ARCHITECTURAL REVIEW COMMITTEE - Pat Hosford The written reports for two meetings in July and one in August were accepted. Pat asked for permission to proceed with the clean up of 114 Berry Tree and another property on 110 Laurelwood. Ellen asked for a motion to approve the funds for cleanup. Bobbie Sands moved and Mary Johnsen seconded. All were in favor and the motion passed unanimously.

PROPERTY COMMITTEE - Nancy Southard - The Committee is reviewing the security system with ProTech in the clubhouse and considering bundling with HTC to reduce costs. The clubhouse

roof shingles were replaced and the new pool chairs were delivered. The bid letters for locating and repairing the pool leaks have gone out. A few trees will be replaced along Myrtle Trace Drive. Dave Smyth will Chair the committee for Nancy while she is recuperating from her surgery.

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

TREASURER'S REPORT - Les Gerhart reported our fiscal position remains in good order throughout July with income exceeding expenses. Mary Johnsen moved and Bobbie Sands seconded to accept the Treasurer's report and file for audit. All were in favor.

NEW BUSINESS

NOMINATING COMMITTEE

1. Traditionally, a Past Board President has been appointed to the Nominating Committee, Ellen officially named David Atkins to the Committee.
2. Bobbi Sands, Chair for the Nominating Committee, has contacted the members of the committee. Due to vacations, she has not heard from everyone and is not ready to set the committee meeting date. Ellen stated there will be one vacancy on the Board, so we should encourage interested residents to submit resumes to a member of the Nominating Committee.

RECORD MANAGEMENT POLICY

After a lot of research, a policy for record management has been drafted and reviewed by the Board. Pat Hosford reminded the Board that complaints are listed on ARC agendas but no written reports are kept to maintain anonymity. Ellen stated that Committee Chairs will have access to their records. News and Views will be added to the permanent records. Also, under Until Expiration, Warranty and original sales slips will be kept until the warranty expires. Bobbie Sands moved to accept the policy with the changes and Les Gerhart seconded. All were in favor.

SELECTION OF NEW ACCOUNTING SERVICE

Two proposals were received, both submitted peer reviews from other CPA's.

 Sherri L. Freudiger

 Deborah M. Weir

While Ms Weir has more experience and would work on site, she is more costly. Ms Freudiger recommended by HOA attorney and two residents, would work off site and would include the cost of an auditor. Les made a motion to retain Sherri Freudiger and Phillips, Currin & Company for tax preparation and audit. Bobbie Sands seconded and the motion passed unanimously.

PAST PRESIDENT COUNCIL

David Atkins is the current Chair of the council. There are thirteen active members whose revised mission statement is to serve as a helpful resource to the Board of Directors and to tap into the

corporate memory of our members as part of that resource when requested. David stated they have assigned a different Past President to attend each Board meeting.

NEWS ARTICLE ON HOAs

Ted discussed the recent article in the paper regarding HOAs and possible legislation. Ellen and Mary Johnsen will be attending a workshop about HOAs that is being conducted by a law firm. Until there is more information, Ellen would like to monitor this issue. The Past President Council will also be asked for prior history on this matter.

PRESIDENT'S REPORT

Ellen reported that the Past President plaque has been located, engraved and will be placed in the clubhouse. She stated that we spoke at a previous meeting about the importance of people who are making leadership decisions to take the lead and set the standard on submitting the required homeowners insurance information to Dan Seeds. Dan submitted a list of names of those individuals on various committees that still need to fulfill this obligation. Committee Chairs will be given a list of members from their respective committees and are asked to follow up. The Board is scheduling another listening session on September 11 from 1-2 p.m. This is an open forum with no designated topic. The Board will listen to comments and will follow up.

CORRESPONDENCE

Thank you from The Community Foundation of Middle Tennessee for \$50 donation in memory of John Mehl.

Thank you from the American Fibromyalgia Syndrome Association for \$50 donation in memory of Betsy Carol Higgs.

BOARD BRIEFS

Records Management policy approved by the Board; selection of new audit/tax preparation firm; sharing use of Myrtle Trace roads by drivers walkers and bicyclists. Reminder about picking up after walking pets. Nominating Committee to meet soon and would welcome suggestions for new Board member.

Mary Johnsen moved and Bobbie Sands seconded that the meeting be adjourned at 10:05a.m. All were in favor and the motion passed unanimously.

Respectfully submitted,

Terry Eisenhardt, Corresponding Secretary