

## Myrtle Trace Home Owners Association Conway, South Carolina

Board of Director's Meeting - September 17, 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, James Luneke, Barbara Artz, Charlene Rose, and Terry Eisenhardt Corresponding Secretary.

The Board welcomed new residents:

- Jeanne Niziol – 210 Beechwood
- Joseph Albergo – 104 Birchwood

Ellen asked for a motion to approve the August 20 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 the television/projector has stopped working and they will be suspending movies for the rest of the year. Also, they are considering suspending free activities in 2015 to raise funds. Ellen stated the television/projector is used for other activities as well as movie night. She will discuss with the Board to budget funds in 2015 for a new projector. Pat also asked for a small budget for an emergency fund repairs.

**ARCHITECTURAL REVIEW COMMITTEE** - Pat Hosford The written reports for August 25 and one for September 8 were accepted.

**PROPERTY COMMITTEE** - Nancy Southard - The Committee sent out four bids for the pool leaks and received two bids back. The best bid was submitted by Garcia Concrete and it is the Committees recommendation to accept this bid. Les Gerhart moved and Ray Binis seconded to approved the committee recommendation. All were in favor and the motion passed unanimously. After reviewing HTC and ProTech security costs, the committee is also recommending to discontinue the security system for the clubhouse but to maintain the outdoor motion lights There is no impact on insurance Les Gerhart moved and Bobbie Sands seconded to approved the committees recommendation. All were in favor and the motion passed unanimously. Our cleaning

lady is retiring and an ad will be placed in the newspaper for a replacement. As a follow up to the recent outage of a transformer, Santee Cooper will be checking the electrical system in our clubhouse .

**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 August. A few pending projects will add to our budget next year but will not effect our financial standing. Mary Johnsen motioned and Ray Binis seconded to accept the Treasurer's report and file for audit. All were in favor and the motion passed unanimously.

## **BUSINESS**

### **LAKE BANKS**

Pat Hosford reported the current project is almost complete. Hardee's crew has been grading in fill to the wall and will be laying sod within the week. Expenditures were approximately \$7,000 which came in under budget on the this bank project.

### **RECORDING SECRETARY CONTRACT**

Terry Eisenhardt has filled in for Lee Besemer but the time has come to have a permanent replacement. We advertised to fill this position and had several candidates. After the Board reviewed the resumes, Ellen interviewed the best qualified candidates. Diane Gascoigne was recommended for the position. Les Gerhart motioned and Bobbie Sands seconded to accept Diane as the new Board Recording Secretary. All were in favor and the motion passed unanimously.

### **NOMINATING COMMITTEE**

Bobbie Sands, Chair for the Nominating Committee, met with the members of the committee and have identified a few interested candidates. They will be speaking with them and are still accepting resumes other interested candidates.

### **INSURANCE**

Travelers Insurance provides the Board of Directors and Officers liability insurance. They are changing the coverage from three years to a one year period and an increase in coverage. The change is due to a claim during the three year period. Hopefully, overtime the impact of the claim will decline. After reviewing other companies, it was determined that even with the increase other companies would not do better than the Travelers. Insurance.. Mary Johnsen moved and Bobbie Sands motioned to obtain the insurance. All were in favor and the motion passed unanimously.

### **RECORD MANAGEMENT POLICY**

Mary Johnson will take the lead on implementation of our record management policy with assistance from Bobbie Sands. Any questions should be directed to Mary.

### **NEWS ARTICLE ON HOAs**

Ellen and Mary attended a workshop by a law firm and have learned there is no specific legislature being considered at this time. We need take no action on this issue.

### **PRESIDENT'S REPORT**

Ellen responded to a question from Pat Hosford regarding the zoning of the land on the side of Candlewood Drive. The Planning Board is sending letters to people in the effected land radius as well as our Homeowners Association. The first public reading for the zoning is Oct 6 at 5:30 p.m. in Myrtle Beach. The initial request is to annex the property to the city and second to zone it institutional. However, there is no specific project planned at this time. The planning boards suggested guidance is for interested parties to attend the public hearing and raise the question of the impact of traffic, lighting and noise to our community. Other questions regarding usage would be counter productive at this time. As to the question of Myrtle Beach annexing Myrtle Trace to the city, they said they have no interest in the annexation. If this issue did come up, 75% of Myrtle Trace residents would have to vote to approve the annexation.

### **BOARD BRIEFS**

New Recording Secretary, new cleaning service, Lake Bank report and Arc brief regarding placement of garbage cans.

Bobbie Sands moved and Mary Johnsen seconded that the meeting be adjourned at 9:50a.m. All were in favor and the motion passed unanimously.

Respectfully submitted,

Terry Eisenhardt, Corresponding Secretary