

**MYRTLE TRACE HOMEOWNERS ASSOCIATION**  
**CONWAY, SOUTH CAROLINA**

**BOARD OF DIRECTORS MEETING – November 19, 2014**

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

**ATTENDANCE:** Board Members: Ellen Elliott, Bobbie Sands, Les Gerhart, and Mary Johnsen.

Absent: Ray Binis

Committee Members: Pat Paxon – Activities Committee, Pat Hosford – Architectural Review Committee, Ted Ackley – Communications Committee, Nancy Southard – Property Committee. Also present were Dan Seeds, Barb Artz, Mike Reynolds, John Beam, Charlene Rose and Diane Gascoigne.

**NOTE OF PASSING RESIDENTS:**

The Board honored the memory of the following deceased resident:

Sandra Heindel – November 9

**NOTE OF NEW RESIDENTS:**

The Board welcomed the following new residents:

Robert Alldridge – 205 Butternut

George Adams – 209 Beechwood

**APPROVAL OF MINUTES:**

**Bobbie Sands moved and Mary Johnsen seconded that the minutes of the October 15, 2014 meeting be approved. All were in favor and the motion passed unanimously.**

**COMMITTEE REPORTS:**

**ACTIVITIES COMMITTEE** - The written report of the Activities Committee was accepted.

**ARCHITECTURAL REVIEW COMMITTEE** - The written report of the Architectural Review Committee was accepted. There were three reports this month. The Committee will meet one time in December on the 15<sup>th</sup> of the month. An article will be put in December's News and Views regarding white lawn furniture which is visible to the road.

**PROPERTY COMMITTEE** - The written report of the Property Committee was accepted as was a written report from John Beam who represented a sub-committee on fountains.

**COMMUNICATIONS COMMITTEE** - The written report of the Communications Committee was accepted.

**BOARD OF DIRECTOR'S BUSINESS ITEMS:**

**TREASURER'S REPORT** - The written report of the Treasurer was accepted.

**Mary Johnsen moved and Bobbie Sands seconded that the Treasurer's Report be accepted as submitted and filed for audit. All were in favor and the motion passed unanimously.**

The prospective 2015 Budget was presented.

**Les Gerhart moved and Bobbie Sands seconded that the 2015 Budget be approved and put on the communications website. The monthly assessment will remain unchanged. All were in favor and the motion passed unanimously.**

**BUSINESS:**

The Nominating Committee has some great candidates.

Clubhouse Cleaning Contract. Two people were interviewed for the position.

**A motion was made by Mary Johnsen and seconded by Bobbie Sands that Deborah Woiculevicz be awarded the cleaning contract effective December 1, 2014 at the contracted amount and be paid bi-monthly on the 15<sup>th</sup> and 30<sup>th</sup> of each month. All were in favor and the motion passed unanimously.**

Pool Improvement Contract.

**A motion was made by Mary Johnsen and seconded by Les Gerhart to award the contract for resurfacing of the cement decking around the pool to Garcia Concrete for the contracted amount of \$7,088.00. Work will be done in 2014. All were in favor and the motion passed unanimously.**

In 2015 the wooden deck and rails will be removed, the deck replaced with concrete and Cool Coat, new fences installed, and restroom and cabana floors redone with textured concrete and cool coat. Everything would be brought up to DHEC standards.

**A motion was made by Les Gerhart and seconded by Bobbie Sands to award this contract to Garcia Concrete, in an amount not to exceed \$30,500.00. All were in favor and the motion passed unanimously.**

Holiday Gifts to Contractors.

**A motion was made by Bobbie Sands and seconded by Mary Johnsen that the same list and amount be used as in the past. All were in favor and the motion passed unanimously.**

**A motion was made by Bobbie Sands and seconded by Mary Johnsen to give Lily Carter a holiday gift of appreciation in the amount of \$200.00. All were in favor and the motion passed unanimously.**

Imposing of Fines. The Board received a second complaint of a resident allowing cats to run free. The resident was informed at the time of the first complaint and told if there was a second complaint a fine would be imposed.

**A motion was made by Mary Johnsen and seconded by Bobbie Sands to impose a fine. All were in favor and the motion passed unanimously.**

Gift Acceptance Policy. Our CPA and legal counsel have signed off on this.

**A motion to adopt the Gift Acceptance Policy was made by Bobbie Sands and seconded by Mary Johnsen. All were in favor and the motion passed unanimously.**

Residents continue to ask questions about the guidelines for trucks and what the covenants say. Ellen read a statement from the Board in support of the covenants.

Questions continue to be raised about the guidelines for truck parking in Myrtle Trace.

The covenants state “No commercial vehicles, construction, or like....shall be permitted on the Properties except on a temporary basis. Parking of trucks, trailers....are prohibited on the Properties....”

The dictionary defines **temporary** as follows: lasting, existing, or effective for a time only; not permanent; an arrangement established with no thought of continuance but with the idea of being changed soon; that which is in the process of passing by, and which will therefore last or stay only a short time.

All residents are asked to follow the covenants, both with their personal trucks and with trucks and trailers belonging to contractors doing work on their property.

**A motion was made by Mary Johnsen and seconded by Bobbie Sands to put this statement in the record and in the News and Views. All were in favor and the motion passed unanimously.**

Insurance Coverage. Many homeowners are out of compliance with the covenants which state residents must provide proof of insurance coverage. An article will be placed in the News and Views explaining why this is so important.

### **President's Report**

Board Members represented Myrtle Trace at two meetings in the past time period. The first was a meeting of the City Council for annexation and rezoning of the land behind Candlewood Drive and it was approved. The follow-up would be to monitor that the developer abides by the terms of the settlement agreement as will the City Manager and the head of the Planning Department.

The second meeting Board members and some residents attended was the hearing by Horry County delegation to the state legislature regarding potential legislation that would affect HOA's. Concerns seemed to fall in the areas of providing covenants in advance of purchase, lack of transparency in terms of both boards and developers and the resolution of complaints. Three pieces of legislation are being considered.

The date for the Volunteer Recognition Event has been changed to April 12, 2015 due to feedback from residents saying January timing was not good. National Volunteer Week is in April so the Board has chosen to hold the event then and it will be sponsored by the 2014 and 2015 boards.

**A motion was made by Les Gerhart and seconded by Bobbie Sands that the meeting be adjourned at 10:30 a.m. All were in favor and the motion passed unanimously.**

Respectfully submitted,

Diane Gascoigne  
Recording Secretary