

MYRTLE TRACE HOMEOWNERS ASSOCIATION
CONWAY, SOUTH CAROLINA

BOARD OF DIRECTORS MEETING – February 18, 2015

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

ATTENDANCE: Board Members: Les Gerhart, Ellen Elliott, Mary Johnsen, Ray Binis
Absent: Dusty Rhodes

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, Jim Luneke, Paul Sallas, Terry Eisenhardt, Bill Fox, Peter Bevan, Renzo Falcinelli, Jay Sharp, Roger Adams and Diane Gascoigne

The president introduced Bill Fox, Chairman of the Refurbishment Committee, who reported on Tier Four of the clubhouse refurbishment and passed out reports including quotes. Bill said the committee requested and received quotes from two local companies with expertise in sound production. The committee met with both companies and went over our clubhouse. Both companies recommended total replacement of the equipment currently in the clubhouse. Everything was presented to the Board of Directors along with quotes from Integrated Systems and Design for \$7,575.64 and from Sound Systems, Inc. for \$7,607.67. After much research on both companies the Refurbishment Committee recommended Sound Systems, Inc. to the Board. Bill said Sound Systems, Inc. is willing to train a representative group from Myrtle Trace's various committees in running the equipment. Sound Systems, Inc. would also provide a training video. The committee hopes to begin work in April or May.

Ellen Elliott moved and Ray Binis seconded the motion to approve the grant of a contract to Sound Systems, Inc. at a maximum expenditure of \$7,700. All were in favor and the motion passed unanimously.

NOTE OF PASSING RESIDENTS:

The Board honored the memory of the following deceased residents:

Lee Besemer – January 17, 2015

Jack McClain – January 28, 2015

Herbert (Bud) Eisenhardt – January 29, 2015

NOTE OF NEW OWNERS:

The Board welcomed the following new residents/tenants:

Dianne McDonough – 155 Myrtle Trace Drive on January 7, 2015

Elbers Management, Betty Elbers, principal owner, - 104 Bentwood Circle on January 12, 2015

Donald and Joyce Remaly – 101 Cedar Ridge Lane on January 16, 2015

Jerry Case – 114 Berry Tree Lane on January 27, 2015

APPROVAL OF MINUTES:

Mary Johnsen moved and Ray Binis seconded that the minutes of the January 21, 2015 Board Meeting, the minutes of The Annual Meeting of February 7, 2015 and the minutes of the Board Reorganization Meeting of February 7, 2015 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 two written reports of the Architectural Review Committee were accepted. Pat discussed a property that has been referred to the Board and asked the Board to look at the property and advise the ARC Committee of their recommendation.

PROPERTY COMMITTEE - The written report of the Property Committee was accepted. Nancy reviewed a proposed storage room for 2016. On the committee's behalf she requested the Board consider an expenditure of \$22,000 for this project in the 2016 budget. Les asked Jay Sharp to get some numbers together for the kitchen refurbishment so the Board can know where they stand. Nancy said the form for replacement of sod in resident's yards has been redesigned and will be in an upcoming News and Views and on the Myrtle Trace website. An article will also be put into the News and Views stating March is the month residents may apply for the Yard Management Agreement form if they so desire. Nancy stated that Ken's Pool Company asked to revise their contract. The committee recommended to the Board a \$15 increase in the monthly maintenance of the pool to include weekly cleaning of the pool furniture.

Ellen Elliot moved and Ray Binis seconded entering into a new contract with Ken's Pool Company for a total contract cost of \$515.00 a month. The contract would remain the same as the old contract with the addition of hosing off the pool furniture three times a week. All were in favor and the motion passed unanimously.

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

TREASURER'S REPORT – Mary said last month the Board took on a very substantial and time sensitive project to do with the Myrtle Trace pool. Ellen asked Dan to look at two items on the Profit and Loss Statement she had questions on.

Ray Binis moved and Ellen Elliot seconded that the Treasurer's Report be accepted as submitted and filed for audit. All were in favor and the motion passed unanimously.

BOARD OF DIRECTOR'S BUSINESS ITEMS:

Les asked Pat Paxson who the officers of the Activities Committee were. Pat said she was the Chairperson, Dianne McDonough is the Vice-Chairperson, Jeanne Niziol is Secretary and Charlene Rose is Treasurer.

Mary Johnsen moved and Ray Binis seconded the acceptance of the slate of officers. All were in favor and the motion passed unanimously.

Pat Hosford said the ARC Committee remained the same with the exception of Diane Gascoigne's resignation to become secretary for the Board.

Nancy Southard's committee had one addition, David Atkins.

Ellen Elliott moved and Ray Binis seconded the acceptance of David Atkins to the Property Committee. All were in favor and the motion passed unanimously.

Ted Ackley said his committee remained the same with Lina Janovitz having taken over for Nona Mattson. This was previously approved by the Board.

The Board agreed to all the officers.

Les said the designation of Board liaisons to Standing Committees are: Ellen will be the Board liaison to the Property Committee, Mary will be liaison to the Activities Committee, Dusty and Ray will be liaisons to the ARC Committee and Les will be the liaison to the Communications Committee.

Nancy reported on the progress to the pool deck, cabana and pool fence renovation.

Les said a request for reconsideration of the basketball backboard construction project has been made. Peter Bevan reported on a noise concern as well as a concern about the trees in this area made by some residents on Mayberry Lane. Peter also brought up a concern regarding how this area would be affected by any future possible development on Burning Ridge Golf Course. Nancy said if development at Burning Ridge were to happen in the future, all our activities would be affected. Dan brought up the noise/nuisance clause in the covenants. Nancy once again pointed out that this activity would not be any noisier than our other activities.

Les asked if there was a motion to be made and there was none. The decision previously made by the Board stands.

On the same issue, Les said Paul Sallas has offered to donate the basketball post and backboard for the approved basketball area.

A motion to accept the gift by Paul Sallas of a basketball post and backboard for our new basketball area was made by Mary Johnsen and seconded by Ray Binis. All were in favor and the motion passed unanimously.

Ellen reported she has reserved space again at Horry Georgetown Technical College for next year's annual meeting on February 6, 2016. Jay Sharp addressed concerns over the PA system this year and Ellen said a different type of microphone will be requested for next year.

Pat Hosford gave a lake bank update. Al Hardee and his crew have completed stabilization of the retaining wall on Sandpiper Lake in Phase 8 behind Candlewood Drive. Only the sodding needs to be done and that will take place in the spring. \$12,000 was allocated for this project anticipating 700' of wall. Over 900' of wall was actually laid at a cost of \$8,663.32. The ARC Committee is holding \$1,000.00 back for the sod. The total project finished under \$10,000.00. All work was done by Al Hardee's crew at a significant savings. Al does this without any kind of stipend for his crew. Since Al did over 200' more than we originally asked him to do and did it all in under two weeks, Pat asked permission from the Board for a small additional stipend for his crew. This project is not part of our contract with Al Hardee, but in addition to it. Les, as President of the Board, said it will be taken under consideration.

Les reported on the status of the 2014 audit. Everything is at the auditors and should be completed soon. Les said the Board is probably looking at March audits from now on as all the necessary paperwork seems to be later coming in.

CORRESPONDENCE:

The Board received a thank you from Bill Besemer for a \$50 donation to Mercy Care Hospice in memory of Lee Besemer and a letter of appreciation from Mercy Care Hospice.

REMARKS FOR THE GOOD OF THE ORDER:

Mary Johnsen and Ray Binis commented positively. Les said in looking for a replacement for Dan Seeds, the Board has had one positive response. Les stated that the one requirement for this position is knowledge of bookkeeping and financial reports.

Les said the Board will continue with the Listening Sessions begun by last year's Board. The current Board hopes to have one in April or May.

A motion was made by Ray Binis and seconded by Mary Johnsen that the meeting be adjourned at 10:40 a.m. All were in favor and the motion passed unanimously.

Respectfully submitted, Diane Gascoigne, Recording Secretary