

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

**BOARD OF DIRECTORS MEETING – March 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, Dusty Rhodes

Committee Members: Pat Paxon – Activities Committee, Pat Hosford – Architectural Review Committee, Ted Ackley – Communications Committee, Dave Smythe representing the Property Committee.

Also present were Dan Seeds, Nancy Seeds, Jim Luneke, Cathy McElroy representing the past-presidents, Charlene Rose and Diane Gascoigne

**NOTE OF PASSING RESIDENTS:**

The Board honored the memory of the following deceased resident:

Marti Petty – February 16, 2015

**NOTE OF NEW OWNERS:**

The Board welcomed the following new owners:

Michael and Karolyn Soice – 105 Holly Springs Court on February 12, 2015

Joseph and Carol Roberts – 227 Wedgewood Lane on February 19, 2015

Joan Paradiso – 175 Glenwood Drive on February 26, 2015

The Board welcomed the following new tenants:

Sylvia and Michael Trongard – 110 Laurelwood Lane on February 13, 2015

Mike McDonough – 155 Myrtle Trace Drive

**APPROVAL OF MINUTES:**

**Ellen Elliott moved and Mary Johnsen seconded that the minutes of the February 18, 2015 Board Meeting be approved with the addition on page three that Les Gerhart is the liaison to the Communications Committee. All were in favor and the motion passed unanimously.**

**COMMITTEE REPORTS:**

**ACTIVITIES COMMITTEE** - The written report of the Activities Committee was accepted. Les asked Pat to put the Board Listening Session on the calendar for April 23<sup>rd</sup>.

**ARCHITECTURAL REVIEW COMMITTEE** - The three written reports of the Architectural Review Committee were accepted. Pat asked the Board what their decision was on the property discussed at the last Board meeting. There was more discussion on the issue and Pat will send a registered letter to Myrtle Trace's lawyer to inform her of the action being taken.

**Ellen moved to levy a fine on the owner of the property due to several instances of notifications to that owner. The owner will also be told he is expected to maintain the property and a monthly fine will be issued if it is not. Mary Johnsen seconded the motion. All were in favor and the motion passed unanimously.**

**PROPERTY COMMITTEE** - Dave Smythe reported in Nancy's absence and the written report of the Property Committee was accepted. Dave reported on the situation on Lake Vireo. Les asked if the cost of a total repair would be more than \$10,000 - \$12,000. Dave said it would be very labor intensive but would not cost more than that. A temporary patch to the pipe is being done for the time being. Dave also reported on the Clubhouse heating system and an article will be put in the next News and Views in regard to this.

**COMMUNICATIONS COMMITTEE** – The written report of the Communications Committee was accepted. Ted had nothing to add to it.

**TREASURER'S REPORT** – Mary said the pool project is right on schedule for both time and expense. Mary said the Board is meeting its obligations because Myrtle Trace residents are meeting their obligations. Ellen asked about a difference in the amount to be paid to the person contracted to clean the clubhouse and the actual amount paid. Dan will research it.

**Ray Binis moved and Dusty Rhodes seconded that the Treasurer's Report be accepted as submitted. All were in favor and the motion passed unanimously.**

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

Dave Smythe gave a status report on the pool deck, cabana and fence renovation.

Les said the contract for the new clubhouse sound system is with the Refurbishing Committee.

Les had asked at the last Board meeting for an estimate of the cost on next years' clubhouse renovation. Ellen is the liaison to the Property Committee and she suggested that because two clubhouse renovation projects are being considered for next year (the kitchen and the extended storage area) the Board should ask for bids on each project individually and combined to see what the cost difference might be, if any.

Minutes – Myrtle Trace Board of Directors Meeting, March 18, 2015  
Page Three

Les said the Board has approved a notice being placed in the News and Views asking interested residents to apply for the Administrative Consultant position. So far one person has shown an interest. All applicants are required to have three references showing knowledge of bookkeeping and financial reports

Les said the Board received a proposal from the ARC Committee to establish an escrow account for unkempt properties. The Board decided to wait one year before taking any action.

Les said he has not heard back from the auditor yet on our 2014 audit.

Les said the next Board Listening Session is scheduled for April 23<sup>rd</sup> at 1:00 p.m.

**REMARKS FOR THE GOOD OF THE ORDER:**

Mary Johnsen said she appreciates the committee chair people and all the work they do and thanked Dan Seeds for his assistance in helping her adapt to her new position as Treasurer of the Board of Directors. Dusty said he is glad to be on the Board and it is a learning experience.

**CORRESPONDENCE:**

The Board received a letter of appreciation from St. James Catholic Church for the donation given in memory of Marti Petty.

**A motion was made by Mary Johnsen and seconded by Ellen Elliott that the meeting be adjourned at 9:33 a.m. All were in favor and the motion passed unanimously.**

Respectfully submitted,

Diane Gascoigne, Recording Secretary