

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

**BOARD OF DIRECTORS MEETING – June 17, 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, Mary Johnsen, Ray Binis, Dusty Rhodes, Ellen Elliott

Committee Members: Pat Paxson - Activities Committee, Pat Hosford - Architectural Review Committee, Ted Ackley - Communications Committee, Nancy Southard - Property Committee

Also present were Dan Seeds, Nancy Seeds, Jim Luneke, Charlene Rose and Diane Gascoigne

**NOTE OF PASSING RESIDENTS:**

The Board honored the memory of the following deceased residents:

Imelda Thorp – 216 Wedgewood Lane on May 19, 2015

Sara Manship – 127 Hickory Drive on May 30, 2015

**NOTE OF NEW OWNERS:**

The Board welcomed the following new owners:

Leonard J. and Harriet E. Sansone – 133 Hickory Drive, May 12, 2015

Gary J. and Sandra M. Main – 156 Myrtle Trace Drive, May 26, 2015

Dianne McDonough – 103 Walnut Circle, May 27, 2015

Bruce and Mary Hall – 241 Candlewood Drive, May 28, 2015

**NOTE OF NEW TENANTS:**

The Board welcomed the following new tenants:

Joseph and Kathy Griggs – 103 Walnut Circle

**APPROVAL OF MINUTES:**

**Ellen Elliott moved and Ray Binis seconded that the minutes of the May 20, 2015 Board 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; however, Pat did add that action on the letter of request from Cape Fear Mercy Care is pending Board approval. Two very successful events were held.

**ARCHITECTURAL REVIEW COMMITTEE** – The written report of the Architectural Review Committee was accepted. Pat requested a letter and fine be sent to a resident in regard to a new roof.

**A motion to approve a fine of \$50 was made by Ray Binis and seconded by Mary Johnsen. All were in favor and the motion passed unanimously.**

Pat requested a letter and fine be sent to a resident as a final follow up to replace a tree where they removed a tree in 2014.

**A motion to approve the fine was made by Ellen Elliott and seconded by Dusty Rhodes. All were in favor and the motion passed unanimously.**

Pat said two other residents have been sent letters giving them 60 days to comply with ARC's requests. One of these letters was a fine letter.

**PROPERTY COMMITTEE** - The written report of the Property Committee was accepted. Nancy said a new aerator is needed in Sparrow Lake.

**A motion was made by Ellen Elliott and seconded by Mary Johnsen to purchase and install a new aerator in Sparrow Lake. 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 all expenses have been paid in full for the pool area project. Myrtle Trace continues to be in sound financial shape.

**Dusty Rhodes moved and Ray Binis 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:**

Common Ground Maintenance Agreements – A resident has asked to be released from his maintenance agreement. Sufficient reason was supplied.

**Ellen Elliott moved and Ray Binis seconded the motion that this resident be released from his maintenance agreement. All were in favor and the motion passed unanimously.** An approval letter will be sent to the resident.

Nancy Southard said the Property Committee would like to make a change to their Guidelines on pages three and four to read: "Please contact your Phase Representative during the months of March or September, if you

are interested in applying for a Maintenance Agreement.” The change would go into effect this year, if approved, and would give residents two opportunities a year to enter into a maintenance agreement.

**Ellen Elliott made a motion and Ray Binis seconded it to make the aforesaid change to the Property Committee Guidelines. All were in favor and the motion passed unanimously.**

Traffic Issues – Les said the Board sent a letter to the police requesting them to make their presence known at the intersection of Burning Ridge Road and Myrtle Trace Drive. They have complied. A letter from the Board was also sent to Fed Ex and UPS regarding their drivers speeding on Candlewood Drive. There seems to be an improvement.

Maintenance of Emergency Information – The Emergency Information Policy still needs to be ironed out. The Board will discuss this further and hopefully will be able to act on this next month.

Lake Bank Report and Budget Request – Pat Hosford said the Lake Bank Committee proposes finishing the lake bank on Lake Sandpiper and a section of Lake Grebe on Birchwood Lane in 2016. If there are additional funds in this area, a section of Lake Bunting needs to be addressed and would finish the committee’s five-year plan in four years. Pat again suggested a stipend for Al Hardee and his crew for all the work they’ve done above and beyond their contract.

Budget Preparation Information – Les said requests from residents should be generated in the next month for consideration in the 2016 budget.

**CORRESPONDENCE:**

The Board received a thank you from the family of Dorothy Stanton.

A thank you letter was received from Ehlers-Danlos National Foundation for the donation given in memory of Jon Willis.

A thank you letter was received from Kingston Nursing Home in memory of Ruth Coy.

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

Dusty Rhodes said he continues to be impressed by the Myrtle Trace committees and all that they do.

**A motion was made by Dusty Rhodes and seconded by Ray Binis that the meeting be adjourned at 9:40 a.m. All were in favor and the motion passed unanimously.**

Respectfully submitted,  
Diane Gascoigne, Recording Secretary