

MYRTLE TRACE HOMEOWNERS ASSOCIATION
CONWAY, SOUTH CAROLINA

BOARD OF DIRECTORS MEETING – July 15, 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, Dusty Rhodes, Ellen Elliott

Absent: Ray Binis

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, Barb Artz, Charlene Rose and Diane Gascoigne

NOTE OF PASSING RESIDENTS:

The Board honored the memory of the following deceased resident:

Gloria Stricker – 116 Birchwood Lane on June 28, 2015

NOTE OF NEW OWNERS:

The Board welcomed the following new owners:

Peter W. and Carolyn A. Sivilo – 120 Cedar Ridge Lane – June 11, 2015

APPROVAL OF MINUTES:

Mary Johnsen moved and Ellen Elliott seconded that the minutes of the June 17, 2015 Board Meeting be approved. All were in favor and the motion passed unanimously.

COMMITTEE REPORTS:

ACTIVITIES COMMITTEE – There was no Activities Committee meeting this month.

ARCHITECTURAL REVIEW COMMITTEE –The written report of the Architectural Review Committee was accepted.

PROPERTY COMMITTEE - The written report of the Property Committee was accepted. Nancy recommended the Board approve the purchase of 200 additional decals for resident's vehicles at a cost of approximately \$1,000.00.

Ellen Elliott moved and Dusty Rhodes seconded the purchase of 200 additional decals at an approximate cost of \$1,000.00. All were in favor and the motion passed unanimously.

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

TREASURER’S REPORT – Mary reported Myrtle Trace is right on target for the six-month period.

Dusty Rhodes moved and Ellen Elliott 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:

Position of Cart-Way Edge Markers – These are the 4x4 brown posts that mark the edge of our roadways. There are a few of these markers that are very close to the road and have been run into on occasion. Les recommended looking at all the markers and determining what a good set-back would be for them, giving a little leeway for drivers. Les recommended the Board turn this matter over to the Property Committee. Nancy stated the markers are there to protect the sprinkler heads for our irrigation system and agreed to the Property Committee looking into the situation.

New Administrative Consultant – Les said they had been holding off on appointing a new consultant until they determined how financial information would be kept in the future. The Board has researched a new system on-line that the Board wants to use. It took some time to determine if this would be suitable for our purposes. Les asked for a motion to accept Jim Luneke as our new Administrative Consultant.

Ellen Elliott moved and Dusty Rhodes seconded that two contracts be signed with Jim. One to be an interim training contract for the next six months and the second for the Board to contract with him for the total position responsibilities for the calendar year 2016. All were in favor and the motion passed unanimously.

Emergency Information Database – Les said we have a list of emergency information now but have never had a policy on that database. The Board has been working on this for a couple of months and would like one individual to be the keeper of the emergency information. This person would be one of the two At-Large Board members. The Board is trying to keep each Board member responsible for one job rather than burdening one person with many jobs.

Mary Johnsen moved and Ellen Elliott seconded the policy be accepted that one At-Large Board Member be appointed the keeper of Emergency Contact Information. All were in favor and the motion passed unanimously.

Board Listening Session - The next Board Listening Session will be on September 24th at 1:00 p.m.

Board Policy on Facilities Use – Ellen said this is about who can use what and when. There is a policy for the Clubhouse but no policy for the rest of our facilities. Rather than start from scratch the Board is suggesting the Clubhouse Policy be revised to encompass all Myrtle Trace facilities. Each Board member received a copy of the Clubhouse Policy and the proposed changes were marked on each copy. Ellen said basically there are no changes, just more clarity. There was much discussion of the wording of the current Club House policy. Separation of functions and use of facilities needs to be made.

Dusty Rhodes moved and Ellen Elliot seconded that this be tabled for further discussion. All were in favor and the motion passed unanimously.

Violation of Covenant Restriction On Truck Storage On Private Or Common Ground In Myrtle Trace – There is an incident of a truck being on a resident's property for two months. All usual steps and notifications have been made by the ARC Committee. Another letter will be sent and the matter will be turned over to Myrtle Trace's lawyer.

Lake Dredging Presentation at Property Committee Meeting – Nancy said a committee needs to be formed to determine how the Property Committee will address all Myrtle Trace lakes and what company should be selected to look at the lakes and prepare a plan including maintenance. Ellen said this needs to be done as a long-term plan; what needs to be done, the time-line and how to finance it. Les asked Pat Hosford to serve on this committee and she readily agreed. Les also asked if Pat would get someone else from the ARC Committee to serve as well. A couple of people from the Property Committee would also be good and Nancy Southard expressed an interest. Several names were mentioned and a designated Board Member will be included on the committee. A chairperson will be needed and Les requested something be presented to the Board on this by next spring.

CORRESPONDENCE:

The Board received a thank you from Catholic Charities for a gift given in memory of Mel Thorp.

REMARKS FOR THE GOOD OF THE ORDER:

Ellen asked everyone to begin thinking of names for the Nominating Committee.

A motion was made by Dusty Rhodes and seconded by Mary Johnsen that the meeting be adjourned at 10:12 a.m. All were in favor and the motion passed unanimously.

Respectfully submitted,
Diane Gascoigne, Recording Secretary