

**MYRTLE TRACE HOMEOWNERS ASSOCIATION**  
**CONWAY, SOUTH CAROLINA**  
**BOARD OF DIRECTORS MEETING – May 18, 2016**

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

**ATTENDANCE:** Board Members: Mary Johnsen, Darryl Rhodes, Dave Smyth, Nancy Southard and Pat Searles  
Committee Members: Pat Paxson - Activities Committee, Pat Hosford- Architectural Review Committee, Ted Ackley - Communications Committee, Leo Reger - Property Committee.

Also present were: Jim Luneke, Bob Palmer, Paul Sallas, David Richter, Charlene Rose and Diane Gascoigne

**NOTE OF PASSING RESIDENTS:**

Paul David Murray of 131 Hickory Drive on April 15, 2016  
Ruth Thomas of 103 Laurelwood Lane on April 21, 2016  
James Thompson of 1206 Loblolly Lane on April 26, 2016  
Josephine Woodruff of 215 Wedgewood Lane on April 30, 2016  
Bill Roche of 102 Laurelwood Lane on May 11, 2016

**NOTE OF NEW OWNERS:**

Cindy M. Hull purchased 1220 Loblolly Lane on April 15, 2016  
Edward and Marie McCorkindale purchased 110 Myrtle Trace Drive on April 15, 2016  
Catherine C. Lynch purchased 103 Berry Tree Lane on April 21, 2016  
Dennis G. and Marianne S. McGarvey purchased 107 Dogwood Circle on April 22, 2016  
Wayne and Kathleen Martin and Donna Cydzik purchased 113 Laurelwood Lane on April 25, 2016

**APPROVAL OF MINUTES:**

Mary said prior to any work being decided on with the developer installed drainage issue in back of Bentwood Circle, as per previous instruction from Myrtle Trace's lawyer, the Board will meet with her to discuss all options presented. Also it is not necessary to get written authorization or a release from residents to complete the work, but any homeowner affected by this proposed work would be notified as a courtesy.

**Nancy Southard moved to accept the minutes of the April 20, 2016 Board meeting with the understanding that the Board does not need written authorization or releases from homeowners to do the work required in the Bentwood Circle area. The motion was seconded by Dave Smyth. All were in favor and the motion passed unanimously.**

**COMMITTEE REPORTS:**

**ACTIVITIES COMMITTEE** – Pat brought up the subject of using canopies by the pool for the Memorial Day picnic and 4<sup>th</sup> of July event. After much discussion regarding ARC and Board guidelines Pat requested this to be a moot issue. The written report of the Activities Committee was accepted as written.

**ARCHITECTURAL REVIEW COMMITTEE** – Pat said there are three reports this month. Ted questioned the date of the March 28<sup>th</sup> report. He thinks it is probably the April 11<sup>th</sup> report. Darryl said he had a copy of the April 11<sup>th</sup> report but it probably wasn't in everyone's package. He suggested it might have been in last month's packages. Ted made a correction on the April 25<sup>th</sup> report changing 116 Linden Circle to 106 Linden Circle. Pat Paxson asked what happens if someone dies and their property goes into foreclosure but there is still someone living there. Pat Hosford indicated her committee knows the property in question and it will be addressed again. Mary said the Board is meeting with our lawyer Monday morning and this is one of the things they will be discussing.

**Pat Searles moved and Nancy Southard seconded the acceptance of the three written ARC reports. All were in favor and the motion passed unanimously.**

**PROPERTY COMMITTEE** – Leo said his committee made a change to their contract with Victory Pest Control to include the pool cabana at \$15 per quarter. Mary asked Leo about the pool cabana gutters mentioned in the Property Committee Report and he said they have decided to put that in next year's budget. Pat Searles told Leo that the "No Solicitations" sign on Candlewood Drive is broken and needs replacing.

**Dave Smyth moved and Pat Searles seconded the acceptance of the written minutes for the Property Committee with the exclusion of the bids for work on the pool cabana gutters. All were in favor and the motion passed unanimously.**

**COMMUNICATIONS COMMITTEE** – Ted said association letterhead is fairly expensive and the supply gets used quite rapidly. He asked permission from the Board to make black and white copies of the letterhead onto the buff colored blank second pages that accompany letterhead. The Board agreed. Ted reiterated from last month that he needs to receive minutes of the various committees within a day or two of the Board meeting.

**Pat Searles moved and Darryl Rhodes seconded that the written report of the Communications Committee be accepted as submitted. All were in favor and the motion passed unanimously.**

**COMBINED ARCHITECTURAL REVIEW COMMITTEE AND PROPERTY COMMITTEE PRESENTATION** – Bids have been received from Williams Enterprises and Jordan Plumbing for removal and replacement of the developer installed underground piping behind Bentwood Circle. Williams Enterprises is the one being recommended to the Board to do the work. Darryl asked where the money was coming from for this project. Jim Luneke answered that the money may have to come from next year's dues as no money was budgeted for this expense. Hopefully the amount budgeted for the clubhouse storage area will be less than expected and we will be able to use some of that money towards the Bentwood project. Bob Palmer and Paul Sallas had questions which were answered to their satisfaction. Mary asked Jim if we have enough money available to make a 50% down payment and he answered in the affirmative. Mary thanked the ARC Committee and the Property Committee for working together. The Board meets with Myrtle Trace's lawyer on Monday and will discuss the recommendations received.

**TREASURER’S REPORT** – Darryl said Myrtle Trace continues to be in good shape. All expenses are in line with the budget.

**Dave Smyth moved and Mary Johnsen seconded that the Treasurer’s Report be accepted as submitted. All were in favor and the motion passed unanimously.**

**NEW BUSINESS:**

- Mary thanked the Lake Preservation Study Committee for their work and providing a very comprehensive report for the Board’s review. The Board now has the information needed to decide how best to proceed.
- AARP Meeting on Scams – 48 residents attended and it was very well received. It was an excellent presentation. AARP has offered to come back and give presentations on other subjects if we so choose.
- Fire-wise Presentation – This presentation by the SC Forestry Commission and Horry County Fire Department is next Tuesday, May 24<sup>th</sup>. At this time 20 residents have signed up to attend.
- House Fire at 233 Cottonwood Drive – The Horry County Fire Department has stated that the official cause of this fire is undetermined. The fire was so intense it burned away any evidence.
- Emergency Responders – Dave Smyth went and talked to them regarding the correct use of entry devices for the back gate.
- Community Home Sales – David Richter made a presentation with handouts. He complimented everything that has been done in Myrtle Trace. He has made observations on how real estate is moved in Myrtle Trace and gave some recommendations for the future. Mary thanked Dave and told him some of the things he mentioned are not enforceable by the Board. However, as a private homeowner he can share his thoughts with others.

**CORRESPONDENCE:**

The Board received a thank you from Glenn Memorial United Methodist Church in Atlanta for our donation in memory of James A. Thompson. The Board also received a thank you from the Autism Research Institute for our donation in memory of Josephine Woodruff.

Remarks for the good of the order were made.

Pat Hosford told the Board she needed to do something about the sodding/seeding mentioned in the Lake Bank Report. Mary said the Board will discuss it.

**A motion was made by Pat Searles and seconded by Darryl Rhodes that the meeting be adjourned at 10:25 a.m. All were in favor and the motion passed unanimously.**

Respectfully submitted,

Diane Gascoigne, Recording Secretary