

MYRTLE TRACE HOMEOWNERS' ASSOCIATION
DRAFT Minutes – Annual Meeting
Horry-Georgetown Technical College
February 9, 2008

The meeting was called to order by President Jay Sharp at 2:00 p.m.

Jay Sharp: “Good afternoon and welcome to the Annual Meeting of the Myrtle Trace Homeowners Association. At this time I would like to call this meeting to order and ask that everyone rise and join in the Pledge of Allegiance.” (Jay led all attendees in the Pledge of Allegiance at this time).

“Thank you. Please give your attention to Alta Fox for our invocation.” (At this time Alta offered the invocation, remembering residents who had passed away during the year).

“Thank you, Alta. On behalf of the Myrtle Trace Homeowners’ Association Board of Directors, I would like to thank everyone for their attendance today. As you can see, we have new surroundings in which to hold our meeting. Due to the school being unavailable, we searched for a location closer, easier to reach, with ample parking, and large enough to accommodate our membership. An added plus is that we do not have to traverse Highway 501 to get here. I think we have accomplished that goal. If all goes well today, we will again reserve this building for our next Annual Meeting.

INTRODUCTIONS:

Myrtle Trace is a community of dedicated volunteers and at this time I would like to introduce some of the people who administer their particular expertise to the smooth operation of our neighborhoods.

Nancy Murphy – Nancy is completing an unexpired term. A former member of the Board and a former President of the Board, she has been a great source of past information, knowledge and history of events which have had an impact on this Board. She has helped us tremendously in the past two years. She is taking a much deserved rest from serving Myrtle Trace but I would bet that if anyone had a question for her, she would be willing to answer. Thank you, Nancy!

Jack Mehl – Secretary/Treasurer to the Association and in his third year on the Board, Jack is liaison to the Property Committee and has represented Myrtle Trace at the County Engineering Department with our wants or needs. Thank you, Jack!

Tom Dovey – Director at Large, Tom is the liaison to the Activities Committee and has brought a new perspective to our meetings during our debates on all issues that come before the Board. Thank you, Tom!

Tom Gray – Tom has been our Vice President this past year and has served as the liaison to the Architectural Review Committee. To say that he has been busy, tried and tested, would be an understatement. Tom is capable and willing. Putting together this meeting was one of Tom’s many tasks. Well done and thank you, Tom!

Contractual Personnel:

We have five contracted individuals who are in part responsible for keeping Myrtle Trace, and sometimes the Board, running smoothly. Are they volunteers? Yes! Are they remunerated? Yes! Are they dedicated? Yes! They are there when we call and they contribute greatly to the well run community that we all have become accustomed to.

Terry Eisenhart – Our Corresponding Secretary, she attends to a heavy work load with the Architectural Review Committee and other duties as requested.

Lee Besemer – Recording Secretary for the Board, she attends each Board meeting, takes the minutes, reminds us if there is a motion on the table that we may have overlooked and decipheres what is, or what may have been said, when the tape burps. Then she goes home, listens again, and then types the minutes for publication. She hears the Board speak the same words three times a month. Now that is real dedication!

Ted Ackley – Ted is our Accounts Payable Department and sees to all bills that are due. Ted can be found chasing any Board member to sign checks, even at the bowling alley. Ted also is dedicated to the News and Views. I would also like to mention some unsung heroes and they are the volunteers who deliver the News and Views every month. Without their dedication, our important fliers and the News and Views would not show up in our paper tubes. Thank you, all!

Karen Bevan - Accounts Receivable is her responsibility. Making sure all of our dues are paid and handling incoming funds keeps her busy.

Dan Seeds – Last but not least, Dan is our Administrative Consultant. Dan is one of those people who wear many hats. He is the interface with our attorney. He designs and implements flow regulators for our lakes. He has a great sense of and for Myrtle Tract history and also guides the Board on matters of the jurisprudence of our Covenants and By-Laws.

Committee Chairpersons:

The Activities Committee is chaired by Beth Crow. This is a very active committee with a very active chairperson. If you would like to get involved in the community, they need you! Beth has recently had knee surgery but I am sure it did not slow her down. Thank you and your committee, Beth.

The Architectural Review Committee is chaired by Pat Hosford. Pat is also a past Board President and is dedicated to a very tough endeavor. She and her committee have been our first line of defense in the administration of the “Homeowners Guidelines and Restrictions” and the dedication shows in our community. Myrtle Trace is still the best community of its type in our area. Thank you and your committee, Pat.

The Property Committee is chaired by Ron Crow. From a look around our neighborhoods you can see that they are neat, well manicured and inviting. This committee works hard to maintain our atmosphere while keeping costs to a minimum. I’m not sure who winds up the Crows’ energizer motors each morning, but they are both very active in many Myrtle Trace affairs. Thank you and your committee, Ron.

When you opened your Annual Meeting packet, the 2007 meeting minutes were included. I trust that all of you have read them. Are there any additions, corrections or deletions to be made in the minutes?"

George Ruff: "I'm George Ruff of 232 Candlewood. There is a typo or an incorrect word on Page 12 of the minutes. It should be 'Myrtle Trace Drive is open on the *west* side, not *left* side because the gates that are in question to be closed are on the east side of Myrtle Trace Drive. That should be *west* side, not *left* side."

Jay Sharp: "OK, thank you Mr. Ruff. Are there any other additions or corrections? If not, I will entertain a motion to have the minutes approved."

(At this time a motion was made by Joe Glavan and seconded by David Berry that the minutes of the 2007 Annual Meeting be accepted as corrected above. All were in favor and the motion passed unanimously.)

"Thank you. The minutes are hereby approved.

We will now have the Treasurer's Report given by Jack Mehl."

TREASURER'S REPORT:

Jack Mehl: "I would like to begin my financial report by thanking the three people who maintain the finances. They are Dan Seeds, Karen Bevan and Ted Ackley. They did a great job in 2007, just as they have done in prior years.

Fiscal year 2007 unfolded differently from what had been projected when the budget was adopted some 15 months ago. Going back even further, we had a \$300 fee on each new home sale in the community. That income, together with the monthly fee, was our source of operating funds. The new home income fees ceased some time ago. As of now, there is only one remaining unsold new home and that is the one on Candlewood Drive.

Recognizing the need for an additional income source other than the monthly payment, we established a charge of \$300 on the sale of each resale. Unfortunately, as we hear and read about the home market, we also hear of the resale market. Here in Myrtle Trace about 16 homes were sold last year. As of now, there are some 30 homes on the market for resale in Myrtle Trace. Accordingly, our income on resales has essentially stopped.

Some of this effect has been offset by spending less in Grounds and Buildings. There has been some expense in taking action to preserve our gates. As the Board considered our financial situation, they voted to increase our monthly payment by \$5.00. All things considered, we ended the year having expended almost \$5,000 more than our income.

Financial health is measured in the Balance Sheet and the 2007 results have had minimal effect on the Association's equity. The reserve for Major Repairs and Replacements is fully funded at \$90,366 and Operating Funds at \$66,282. This is a sufficient buffer for inflationary pressures and other expected exigencies.

With a virtually ensured cash flow an operating surplus equivalent to one month's fee income would be adequate. Ours is more than twice that level. Hypothetically, we could absorb several more successive years of deficit spending at the levels of 2006 and 2007 before considering an increase in homeowner fees.

Significantly, the Association's assets are highly liquid and its CD investment maturities are all in 2008. Many of our members prepay their dues and those monies account for the high cash position in excess of member excess equity.

Looking toward our financial horizon is another significant item; specifically, the effect of taking up road maintenance and repair responsibility while maintaining the community at the level to which we have become accustomed. The Board of Directors, using cost data from the industry and advice on the frequency of need from the industry and County Engineering Department, feels that the expense and future funding can be met by the announced dues structure.

As most of you know, I have been a member of the Board for three years now. I've gotten a great perspective of the tremendous amount of work done by our residents in maintaining the community and items such as the pool and clubhouse.

In closing, I would like to thank all of you who have spent so much time and effort here in the community maintaining quality of the community at a reasonable fee."

Jay Sharp: "Thank you, Jack. I would like to have a motion to accept the report."

(At this time a motion was made by Pat Searles and seconded by Al Robertson that the Treasurer's Report be accepted as presented. All were in favor and the motion passed unanimously.)

Jay Sharp: "Thank you. The report is hereby approved.

At this time I would like to introduce Tom Gray, our Vice President, to give the Nominating Committee report"

Tom Gray: "Thank you, Jay. Friends and neighbors, we would like to once again announce to you that we had 288 votes between those present and the proxies presented so we do have a quorum. We thank you again.

It has been a pleasure for me to be the Chairperson for the Nominating Committee and to learn the ins and outs of putting a meeting like this together. We had a great committee this year and have four good candidates who are willing to serve on the Myrtle Trace Homeowners Board. Our committee this year was: John Brunk, Alta Fox, Bernice Gray, Gerri Holley, Jenny Jenemann, Nancy Seeds, Dorothy Silvernail and Mim Barshinger. I would also like to thank Nona Mattson who made all the labels used for the packets and mailings.

We are here for the purpose of presenting to you our annual business reports and also to elect two new Board members. The nominees for today's election are: Ronald Artz, Richard Miller, Sheilah Reynolds and Jack Von Deck. Would the candidates please stand and be recognized. Are there any additional nominations from the floor? Hearing none, I would like to have a motion that the nominations be closed.

(At this time Joe Glavan moved and Dale Carroll seconded that the nominations be closed. All were in favor and the motion passed unanimously.)

When you registered this afternoon, you received an envelope containing an official ballot (the yellow sheet). We ask that you now vote the official ballot, fold the ballot in half and pass it to your left where a member of the committee will collect them. The blue sheet you received will be used only if we have a tie. Thank you again.”

Jay Sharp: “Thank you, Tom. While we are waiting for the Nominating Committee to conclude their business, we will continue with an item of business that was included in your voting package, that being a By-Law change in regard to the Annual Meeting. Article III of our current By-Laws currently reads:

‘Section 1 Annual Meetings: The first annual meeting of the Members shall be held within one year from the date of incorporation of the Association, and each subsequent regular annual meeting of the Members shall be held on the same day (in the month of February) of each year thereafter, at the hour of 7:00 o’clock P.M. If the day for the annual meeting of the Members is a legal holiday, the meeting will be held at the same hour on the first day following, which is not a legal holiday.’

BYLAWS

Rev. 10/11/95

Pg. 3 (946)

The proposed change would read as follows:

*‘Section 1, Annual Meetings: The first annual meeting of the Members shall be held within one year from the date of incorporation of the Association, and **each subsequent regular annual meeting of the members shall be held each year in the month of February at an appropriate place, date and time arranged by the Board of Directors and announced to the membership not less than thirty (30) days in advance of said meeting.**’ If the day for the annual meeting of the Members is a legal holiday, the meeting will be held at the on the same hour on the first day following, which is not a legal holiday.’*

The proposed change to this section is obvious since in our current by-laws it states that the meeting would be in the evening and it would be at the school and this would give the Board the authority to change the meeting place, which we have this year, and the time and date for our convenience. I will need a motion from someone.”

George Ruff: “Before we make that motion, I would like to point out a typo and it does not read correctly. It is important because it does not make sense. The last sentence reads, ‘*it will be held at the on the same hour*’. We need to remove the words ‘*on the*’ or say ‘*at the same hour*’. The last line as it is now does not read clearly.”

Jay Sharp: “You are right, Mr. Ruff and I am the one who did the typo. I noticed it myself and I appreciate your bringing that to our attention. The last sentence would be the same as the last sentence in the original statement, ‘*If the day for the annual meeting of the Members is a legal*

holiday, the meeting will be held at the same hour on the first day following, which is not a legal holiday.'

(At this time a motion was made by Al Robertson and seconded by Sue Sorrell that the change to Article III, Section 1, Annual Meetings, be changed as stated above. All were in favor and the motion passed unanimously.)

At this time we will continue with the meeting by presenting the Committee Reports, beginning with Beth Crow and the Activities Committee Report.”

Beth Crow: “The Activities Committee has a number of ongoing monthly events for your enjoyment: Pot luck Dinners, Crafters, Bingo, Newcomers Club and Sunday Game Night. Bingo takes the summer off.

Artist of the Month chairman is Tom Dubauskas. We have enjoyed the talents of over 40 residents on the clubhouse walls. Beautiful works in oils and water colors, photographs, crafts, porcelain artistry, needlepoint, stained glass, weaving, quilts, model boats and wreaths. We are truly grateful to our artists who have participated.

The events which have taken place since August, 2007 are: Casino Boat Outing, Breakfast at Pear Tree Lane, Fall Kick Off Social, Casino Nite, Veterans Recognition Day, Karaoke Nite, Christmas Tour of Homes, Decorating the Clubhouse for Christmas and taking down the decorations, New Years Eve Party, Chinese New Year and Gift Exchange, Super bowl Pot Luck Dinner.

Future events we look forward to is the 60's, 70's, 80's Dance Party on February 16th, St. Patrick's Day Party in March, Horry Georgetown Tech Luncheon in April, Kentucky Derby and Memorial Day Picnic in May, and Pelicans Game in June.

Other projects have been: Tribute Album to Bunker and Carolyn Chipps, the Christmas Collection for Children of Hospice Patients and Cathy McElroy's Caregivers Monthly Group .

Our activities the past year have been successful and well attended. We appreciate the wonderful Myrtle Tracers: the organizers, the participants and the many helpers. The following residents have participated in this year's committees. Please stand and remain standing until all names are read: Betty Alexakos, Dan and Marie Briggs, Myron and Fran Chomko, Ronald Crow, Jean D'Amelio, Ed Demott, Kathy DiMarino, Patty and John Dugan, Alta and Bill Fox, Val Gursky, Kitty Kenney, Alice Landry, Cathy McElroy, Jack & Mary Ann Mehl, Pat and Dave Paxson, Lynn Peachey, John Potter, Joyce Remaly, Sheilah Reynolds, Jeanie Rhodes, Charlene Rose, Barbara and Frank Shilling, Dick and Jodie Sievers, Tom Schwindinger, Dave & Roe Smyth, Bruce and Mary Frances Williams and a special tribute to Bunker and Carolyn Chipps who moved to Georgia in November, 2007.

Many of these terrific people have served two or more years and for this we are truly indebted to them. We appreciate that they have given so much of their valuable time. We are always looking for new faces on our committee, so please consider joining us. Our meetings are listed in the News and Views Calendar.”

Jay Sharp: "Thank you, Beth. Pat Hosford, Chairperson of the Architectural Review Committee, will give the ARC report."

Pat Hosford: "Good Afternoon. I would like to take just a few minutes to talk about our committee and to recognize those who serve as your representatives to the Architectural Review Committee.

As you know, ARC is responsible for overseeing the Covenants and Restrictions which deal with maintaining the exterior appearance of homeowner's property. We make every attempt to work as cooperatively as possible with homeowners and to consider their requests as promptly as possible. To help facilitate this, we meet twice a month on the second and fourth Monday of the month at 4:00.

It is also the responsibility of the ARC to assess the validity of, and act on, any complaints from the community regarding homeowner property. We try to do this in an objective and fair manner with the overall good of the community in mind.

This year we rewrote the Homeowner's Guidelines and Restrictions. The new copy has an October 2007 date on the front cover. If you do not have this copy, we would be happy to provide one for you. We also worked with the Property Committee to redesign the document for the construction of retaining walls. We feel that this effort has resulted in a more durable and more attractive wall.

It is my privilege to introduce the members of the ARC Committee and to thank them for their many hours of service on behalf of our community. Please stand and remain standing until all names have been called.

Preston Barshinger
Jim Carroll
David Day
Sally Herstine
Paul Jenemann

Elaine Lucatuorto
Mike Lucatuorto
Dorothy Stanton
Fred Silvernail
Tom Gray (BOD Representative)
Terry Eisenhardt (ARC Secretary)

Thank you to every member of this committee. Thank you also to all residents who submitted Project Request Forms this past year and please remember to submit the Project Request Forms in advance of any outdoor project you wish to do. Have a wonderful spring and summer."

Jay Sharp: "Thank you, Pat. Now we have Ron Crow with the Property Committee Report."

Ron Crow: "Good Afternoon. The Property Committee takes care of all Association owned properties and ensures maintenance for property we do not own such as streets, their rights of way and lake banks. The many volunteers who are residents of Myrtle Trace are at the core of management of our community and serve on these committees. The Property Committee oversees and supervises many areas. These areas include many people to thank for their hard work and dedication to our community.

We have many people to thank:

- Eunice Freeman for clubhouse management and suggestions for plantings in Phase VIII.
- Bruce Williams for committee work and service on the retaining wall subcommittee.
- Charlene Rose for Pool Coordinator and clubhouse management.
- Our roads and signs are constantly monitored and repair provided through David Day.
- Street light monitoring and phase monitor representation by Joe Johns.
- Ron Grove - tree removal on common ground.
- Dick Sievers for his many sketches and project estimates.
- Bob Ried for pool repair and management of the pool circulation system.
- John and Judy Beam, and Paul and Gladys Alexander for their Garden Club work
- Mike Reynolds for his constant work on the Myrtle Trace lakes.
- Phase representatives Paul Alexander, Ron Grove, Joe Johns, Charlene Rose and Mike Reynolds.
- Clubhouse reservation follow-up by Eunice Freeman and Charlene Rose.
- Don Boutcher for his many clubhouse repairs.
- Anna Vitale and Bonnie Longnecker as clubhouse librarians.
- Homeowners who call and make suggestions.

A few of the projects completed by the Property Committee in 2007 were:

- Removal of dead trees from common ground areas.
- Shrubbery planted on Candlewood and Loblolly entrances.
- Rest stop for walker's renovation with benches on Glenwood Drive.
- Supply cabinet installed in hallway of clubhouse.
- Lake shore raking of Myrtle Trace lakes.
- Sod review and replacement on common ground.
- Opening of the pool by Memorial Day weekend and remaining open until October 1.
- Review of payment procedures for watering on common ground.
- Retaining Wall Specification reviewed with ARC Committee and sent to Board.
- Guest parking passes are now available for clubhouse area.
- Replacement of hot water heater for pool cabana shower.
- Pool lights replaced.
- Roof repair of clubhouse.
- Oven control panel replaced.
- Replaced flower beds and benches on Timberline Drive circle.
- Carolina Temperature Control preventive maintenance agreement for clubhouse heat pumps.
- Election Day opening and closing and checking of clubhouse.
- No overnight Parking Signs installed in clubhouse parking lot.
- Back door and landing repair for clubhouse.

Projects for 2008 include:

- Replacement of wooden gate into pool.
- New roof for maintenance shed and pool cabana.
- Addition of decorator bricks to flower beds at entrance to Candlewood and Loblolly

Organizations to thank:

- Hardee Maintenance Group.
- Lake Management Services for lake up keep.
- Ken's Pool.
- Lillie Carter Clubhouse and Cabana Cleaning.
- Garden Club for cultivation and maintaining a beautiful garden around the clubhouse
- Independent Contractors who work for the residents to keep their lawns up and homes in good repair.

Room for Volunteers:

And yes there is room for more volunteers. Come and work with us and learn more about the inner workings of your community and contribute your ideas to the mix so we can continue to keep our costs down and Myrtle Trace beautiful.”

Jay Sharp: “Thank you, Ron. At this time I would like to call on the Council of Presidents Chairperson, Bill Fox.”

Bill Fox: “Thanks Jay. First of all, before I give this report, I want to thank Jay and each member of the Board for an absolutely fantastic year under less than ideal conditions. They’ve done a super job for us.

Good afternoon ladies and gentlemen. Thank you for the opportunity to take a few minutes to talk with you about a new Myrtle Trace group that was approved by your Board of Directors last year. That group is known as the Council of Presidents and it is composed of any past president of the Homeowners Association that is still living in Myrtle Trace. An invitation was extended to 12 past presidents and all twelve of them agreed to be a part of this group. Following today’s meeting we are extending an invitation to two additional past presidents, Nancy Murphy and Jay Sharp, and we hope that they will become members of the Council also.

The Council meets quarterly at the clubhouse and our meetings usually run from an hour to an hour and a half. One of the first agenda items was to come up with an appropriate mission statement for the Council. After considerable discussion the following Mission Statement was approved. The mission of the Council of Presidents is:

1. To serve as a helpful resource to the Board of Directors.
2. To tap into the corporate memory and knowledge of our members as part of that resource.
3. To funnel new information to the Board regarding issues potentially impacting our community. It was agreed that the Chairperson of the Council will be the spokesperson from the Council to the Board of Directors.

The Council met four times this year including the original organizational meeting. Topics of concern to the group have been primarily the same ones that have concerned all Myrtle Trace residents: the gates, privatizing the roads, commercial and housing development surrounding our community, and how do we insure that Myrtle Trace will continue to be the wonderful community that attracted all of us to it originally. We have been particularly pleased to have Jay Sharp sit in on several of our meetings and bring us up to date on the status of the issues throughout the year. As a result the Council has officially supported the Board’s position with regard to their handling of the gate issue.

The Council now has a page on the Myrtle Trace web site and we thank Jim Wilkinson and Bruce Williams for their work on that. Members of our group assisted with the Christmas Home Tour and we have taken an active interest in the condition of the lakes, the recruitment of candidates to run for the Board, and the selection of Horry Georgetown Technical College as the location for the annual meeting. It has been a good first year for the group and we look forward to continuing the work that has been started.

Please allow me to introduce the members of the Council of Presidents who are present today. They are the past presidents of your Homeowners Association and we owe them a debt of gratitude for the fine work that they have done over the past 20 plus years. Please hold your applause until all have been introduced.

Lyle Kershner, Dick Driessnack, Dave Cannon, Ted Ackley, Ted Paffenback, Clayton Williams, Sally Krause, Renzo Falcinelli, Pat Hosford, Ron Longnecker, Norm Paulson and William Fox.” Jay Sharp: “Thank you, Bill. Now I would like to give a short President’s report.

Where to begin? After visiting in Myrtle Trace, Dee and I loved the area, the people and the neighborhood. We were living in Myrtle Beach and never thought that we would settle here. The opportunity arose and we found ourselves residents of one of the nicest communities in the area.

There are many people to thank for my having served on the Board of Myrtle Trace and for this year as your President. First my partner, my sounding board, the one who listens when things do not go smoothly and who makes all of the perceived problems seem small – my wife, Dee.

I want to thank those who have supported me the past years with telephone calls and personal messages. Your concern for what the Board of Directors is trying to accomplish on your behalf, is very much appreciated and very comforting when situations and issues seem to be overwhelming.

There are many others who deserve recognition for their part in my performance. They are too numerous to mention all by name. Two particular people come to mind. Dan Seeds, our Administrative Consultant to the Board, has been a valuable asset to me. His knowledge of the legal issues we face has kept us grounded as we deal with a very political County Council. Dan’s advice to me and the Board is given in terms of what is good for Myrtle Trace and acted upon as such.

My predecessor, Bill Fox, has continued to be a steady influence when things seem to be heading in the wrong direction. These are but two dedicated people, along with the Council of Presidents, and the official Myrtle Trace family, our committee people, who have helped my progress throughout the year.

I would be remiss if I did not mention the members of the Board who have given their time and have helped me tremendously this year. They have worked extremely hard to maintain the function of Myrtle Trace as we know them. They too have had our residents in mind as they performed faithfully in their representative roles. Thanks – Nancy, Jack, Tom G. and Tom D.

A Board member who deserves special mention is Nancy Murphy. She was appointed by past President Bill Fox to fill an unexpired term last year. Nancy has served with the same fervor for

her community as she did when first elected to the Board and as she served as President. She has been a steady influence and a voice of reason in all of our proceedings and she will be missed. Maybe, just maybe, she could be coerced into service again some time. When I asked her about that, she said something about 'pigs flying', whatever that means!

My term on the Board, working with past Presidents Norm Paulson and Bill Fox and Nancy Murphy, have educated me as to how the Board of Directors functions and how this community of volunteers achieves the real goal of 'preservation of a lifestyle.'

We do have a time limit on the lease of this auditorium, so I am not going to bore you with a long speech, detailing what has and has not been done, but I will touch on some highlights of the past year, a year that has been overshadowed by the pending decision concerning the gate situation and the possibility of the return of our streets to the Homeowners Association jurisdiction. There are still many hurdles to overcome before a final decision is known, but we, as your Board, have positioned ourselves to be ready to accept a decision, whether favorable or not, with foresight and planning.

Last year we continued updating our HOA properties with new landscaping and improvements. New decking was installed in the pool area, a rest area for Phase VIII was completed, and the Cricket Court planting island was upgraded, along with the Timberline area. The ditch along Burning Ridge Road was improved by the Horry County Stormwater Management Committee. We continued to honor our veterans with a celebration that had more than 100 residents in attendance at a very moving celebration. Our hurricane seminar with Ed Piotrowski and an addition this year of the County Emergency Management Department Director, Randall Webster, were well received, as was our 'Evening with the Board' with our representative County Councilman, Carl Schwartzkopf, in attendance.

We also had a very successful volunteer brunch and if you were not there, I will include just a small portion of the datum collected for this activity.

Myrtle Trace has 43 organizations which benefit from our residents' donated time and these organizations receive over 14,200 hours per year from Myrtle Trace residents. We have 15 MTHOA organizations which receive more than 6,800 hours per year. Donated time is from 2 to 30 hours per week. Some families have both husband and wife donating to the same organization and also to different organizations. Some of our volunteers have been active up to 17 years.

We had 96 respondents return the questionnaire form, so this list is compiled roughly from only 100 residents. I'm sure there are many more residents who volunteer for many more organizations. To many organizations, Myrtle Trace is the backbone. The organizations who receive the most support are the Conway Medical Center and Coastal Carolina University. CCU alone has upwards of 75 people donating time to sporting events and various other activities there. It goes without saying that Conway Medical Center depends strongly on our residents, some of whom have volunteered for 15, 16 and 17 years. This questionnaire and list was compiled because of some of the bad press we were receiving in the paper when the articles were in there about the gates. Myrtle Trace is a very special place to live and we just decided it was time to let the surrounding communities know what Myrtle Trace does in their community. This is what makes Myrtle Trace a very special place to live.

The Board's position of better communications within the community has resulted in more informative articles in the News and Views and more pertinent information for our residents. Our web site continues to be a great vehicle to disseminate information in a timely manner to our residents. Hopefully the incoming Board will continue the legacy of previous Boards and continue to deliver 'fair and equitable' treatment for all residents and strive to achieve the 'greater good' for Myrtle Trace.

It has been a very busy year and we have sadly honored many past residents who have lived among us and served us well. Their loss is tempered by the new residents who have chosen to become a part of the 'Myrtle Trace Phenomenon'. They will meet new friends, enjoy many social and meaningful activities and become blended into a special community of those who have served, those who continue to serve their neighbors and those who will strive to continue our legacy of friendship, caring and dedication to Myrtle Trace and the surrounding communities.

I have held public offices and I have served on public and private boards and commissions and the satisfaction that I have had from serving Myrtle Trace has been equal to those experiences. I have personally responded to over 360 phone calls, attended 60 Myrtle Trace meetings and functions and responded in writing to 39 addressees. This, along with County Council meetings, has made a very busy year and also a very interesting year.

I stand before you, grateful that you, my neighbors and friends, had chosen to have me serve on your Board of Directors and to have had the privilege to be your President. It has been a meaningful experience. Thank you!

We will now hear from Tom Gray with the election results."

Tom Gray: "I'll go right to the point. The results of our election are as follows. The two newly elected Board members are Sheilah Reynolds and Jack VonDeck. Congratulations to both of these new members and thank you to all the nominees who willingly volunteered to run for these positions. To the two new members – there will be a very short reorganization meeting on the stage immediately following this meeting."

Jay Sharp: "Thank you, Tom. Our first registered speaker will be Al Robertson and after that, if there are any comments from the audience, we will entertain them, keeping in mind the time limits. I would request that we respect the speakers and limit our comments as our time is limited for the auditorium. Thank you!"

Al Robertson: "Jay, would you share with us the thinking of the ARC and the Board in permitting the installation of bulk heads that extend several feet into the pond and bulkheads that rise above the natural water level of the pond. Such installations require the use of several yards of backfill that directly reduce the community's stormwater retention capacity that was a conditional requirement of the approval of the Myrtle Trace PUD. The acceptance of bulkhead installations was initially justified to offset significant pond edge erosion, not as a device to level the designed flow of the community property in our back yards."

Jay Sharp: "Thank you, Mr. Robertson. Pat, could you help me with some part of an answer to this question?"

Pat Hosford: "I'll try to answer Al the best I can and hopefully my answer will make some sense to you. We'll go back about 6 or 7 years ago and maybe a few years more than that, when we started to have problems or concerns of homeowners regarding erosion on their lake banks. At that time, the Board felt it was an important thing to somehow coordinate the efforts of the people who wanted to install retaining walls so that there wasn't a mismatch of walls across the community. As a result, the Board at that time approved 2 basic styles of retaining walls to use in our community. Those 2 types were for walls that face interior portions of our community. In other words, if you have property that faces an exterior portion of the community you may have been approved to put up a different type of wall than the Type A and B wall. There was at that time a public document including the specifications for building those walls and over that time period of the past 7 or so years we have tried to, as much as possible, follow the guidelines of that document. We found, as we started to use this document, that the guidelines were very, very lax. The guidelines lacked a lot of definition, specifics, etc. So, this past year some members of the ARC and some members of the Property Committee formed a joint committee to try to make a better document, one more usable for the contractors and better for us and we put together procedure as far as the construction of these retaining walls is concerned and how we're going to monitor that as an ARC committee. We really worked a lot on that this year and we have a document that is good now. It is understandable for contractors and it has a good look. Now, this is just to fill you in on a little history and I know it hasn't specifically answered your question.

The reason I went through that history is that in the new document we have regulations about how far the wall can extend into the water and that can be no more than 30 inches. That figure was arrived upon because you need to extend somewhat into that area in order to put in the backfill that is needed to support the wooden structure. In other words, it takes a certain amount of gravel to allow water through from the front and from the back and that structure needs to have that flow back and forth in that fill in order for that to happen. We arrived at that 30 inch number because we felt it was appropriate for the construction that we needed to do. To talk about your feelings of having the bulkhead taking up some of the water retention areas, in most cases when we looked around the community, and got involved in the building of these walls, we noticed that most of these sites where they were going to put a wall had eroded almost that much to make up for that difference that you were discussing. As far as the displacement of that water goes, we felt very little of that was occurring; in fact, most of these areas were regaining what had been lost because of the past however many years, probably 20 or 25 years. That's the best I can do about answering your question."

Jay Sharp: "Thank you, Pat. I guess I can also add to the answer for Mr. Robertson. We have been and are still very concerned about bulkheads that are constructed in the area. When the changes came out from the two committees working together we delivered the new regulations to every mailbox and asked that all comments be brought to the Board on these regulations. At that point we did not receive any questions or comments about the way the guidelines were designating the bulkheads to be. That is why the new bulkheads were completed that way. If you care to respond again at the end of the meeting I'll be glad to talk with you.

Our next registered speaker is Nancy Southard."

Nancy Southard: "My question concerned the procedure to register to speak at this meeting and the question has already been answered so there is no need for me to speak."

Jay Sharp: “This matter was not spelled out very clearly but next year there will be a better explanation in the News and Views before the meeting date. Thank you, Nancy. Is there anyone else to speak at this time? I recognize George Ruff.”

George Ruff: “I just wanted to follow up on Al’s comments about the retaining walls. Another concern to me is that there have been some homeowners who have cut away from the banks. Instead of building out they have chopped away from the bank which is making the community look ugly. I don’t know if Pat can respond to that. Al can attest to that. He said he is aware of a particular home in Phase VIII which has done this.”

Pat Hosford: “I’m not aware of that.”

Al Robertson: “This is the one I called you about.”

Pat Hosford: “There was a man in Phase VIII who was replacing sod in his back yard. Al, I will check into this matter and will you please call me and we will discuss my findings.”

Jay Sharp: “We will revisit this issue with Pat and see if we can get it straightened out. Does anyone else in the audience have anything else to add? If not, I’ll turn the meeting over to Tom Gray.”

Tom Gray: “Nancy Murphy – Please come forward. Nancy, we would like to present you with this token of our appreciation for the work you’ve put in during your time back on the Board. Nancy was also a past President of our Board a few years back. Thank you, Nancy, for a job well done.”

Nancy Murphy: “Thank you very much”

Tom Gray: “Jay Sharp – Please come forward. Jay has served this Board with a faith and determination that went far beyond what we could have expected. He had 3 years on the Board – one as Secretary/Treasurer, one as Vice President and the last year as your President. Thank you, Jay, for a job well done.”

Jay Sharp: “I just want to say that it has been a labor of love and there are far too many people to mention who contribute to what we have and I’ll digress a little by saying that I know in the paper there have been many articles about HOA’s and purple houses and how the boards run rough shod on the neighbors and things like that. Myrtle Trace has not, is not and will not ever be like what you read in the paper and I just figure that it’s a tribute to the people who move here, people who have retired, who have raised their children, who have come here to live out their life in a surrounding that is nothing but peaceful. It’s been a privilege to serve you and I thank you very much.

Now, I’ll entertain a motion to adjourn.”

(At 3:10 p.m. a motion was made by Joyce Remaly and seconded by Bill Fox that the 2008 Annual Meeting of the Myrtle Trace Homeowners Association be adjourned. All were in favor and the motion carried unanimously.)

Jay Sharp: "This meeting is adjourned. Thank you for coming."

Respectfully Submitted,

Lee Besemer
Recording Secretary