

MYRTLE TRACE HOMEOWNERS ASSOCIATION
CONWAY, SOUTH CAROLINA

BOARD OF DIRECTORS MEETING – November 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, Mary Johnsen, Dusty Rhodes, Ellen Elliott, Dave Smyth
Committee Members: Pat Paxson - Activities Committee, Pat Hosford - Architectural Review Committee, Ted Ackley - Communications Committee, Nancy Southard - Property Committee
Also present were Nancy Seeds, Jim Luneke, Peter Bevan, Barb Artz, Diane Connelly, Charlene Rose and Diane Gascoigne

ACTIVITIES COMMITTEE – The written report for the Activities Committee was accepted. Pat said officers were in place for 2016 and they are in good financial standing.

PRESENTATION TO THE BOARD:

Diane Connelly addressed the Board with a safety concern regarding tag and estate sales. There was an incident at the last sale and Diane is asking for recommendations from the Board for the future. Les read the Board Policy on tag and estate sales and said the onus is on Diane to prevent another problem. After much discussion, Diane will purchase No Parking signs to be placed in the areas of the sales and rope/string will be run from one sign to the next to prevent parking. Diane said that brings up the policy of no signs and it was determined these were temporary signs and it would be all right. Les said the next sale will be the test. Nancy Seeds suggested the Neighborhood Watch volunteers be asked to help with traffic control. Les asked Diane to provide the Board with the name of the Myrtle Beach company that also holds these types of sales. Les said the Board wants a parking and traffic plan from every resident who holds a sale like this before the day of the sale. The resident bears the responsibility for whoever is running the sale for them. Les told Ted something should go in News and Views regarding this issue.

NOTE OF PASSING RESIDENTS:

Edward A. Coy of 102 Birchwood Lane on November 11, 2015

NOTE OF NEW OWNERS:

George J. and Margaret H. Kuhlmann – 107 Timberline Drive, October 19, 2015

Karen A. Riley – 175 Glenwood Drive, October 26, 2015

John F. Cahill – 116 Birchwood Lane, October 30, 2015

APPROVAL OF MINUTES:

Dusty pointed out a spelling error in the Architectural Review Committee paragraph.

Dusty Rhodes moved and Dave Smyth seconded that the minutes of the October 21, 2015 Board Meeting stand as corrected. All were in favor and the motion passed unanimously.

COMMITTEE REPORTS:

ARCHITECTURAL REVIEW COMMITTEE – There were two reports for the Architectural Review Committee and they were accepted as written. Pat said Sue Sorrell is resigning from the committee as of February, 2016. There are currently two new members; Terri McTarnaghan and Mickey Jarossy.

PROPERTY COMMITTEE - The written report of the Property Committee was accepted. Clubhouse tables, floors and the sound system were discussed. Nancy suggested Bill Fox be asked to demonstrate operating the microphones to the Activities Committee. Mary Johnsen said she has talked to Bill Fox regarding that. Norm Hargreaves is filling the vacancy on the Property Committee and the Lake Bank Committee left by Dave Smyth when he accepted the position on the Board.

COMMUNICATIONS COMMITTEE – The written report of the Communications Committee was accepted. Ted said the new website should be up and operating by December 1st. Reports should be sent to Sue Lyons each month for addition to the website.

TREASURER’S REPORT – Mary said finances remain solid and are within the budget in every category YTD.

Dusty Rhodes moved and Dave Smyth seconded that the Treasurer’s Report be accepted as submitted and filed for audit. All were in favor and the motion passed unanimously.

2016 Budget – Mary said the 2016 budget has been prepared and the Board is confident of meeting their obligations on the number of projects requiring their attention. While the Property Committee has been charged with the operation and maintenance of our retention basins, a fund has never been established allowing us to be prepared to address future needs of our lakes. Besides considering the financial aspects of this project, a special Ad Hoc Committee has been formed to be able to recommend a maintenance program designed to help and forestall the need for costly solutions. Increased storage in the Clubhouse is also being addressed. In order to preserve and maintain Myrtle Trace in the manner we have become accustomed to, the Board has approved a dues increase of \$5 per month raising the member obligation to \$75 per month still allowing us to offer one of the lowest HOA’s in the area.

Ellen Elliott moved and Dave Smyth seconded the adoption of the proposed 2016 budget as submitted. All were in favor and the motion passed unanimously.

BOARD OF DIRECTOR'S BUSINESS ITEMS:

- Nominating Committee Report – Ellen said the candidates for 2016 have been identified and notified. Packages are being prepared to go out to residents and the names will be presented to the Board in December and announced to the community in January.
- Sound System Modifications – Les said the modifications that were approved have been completed. We should no longer have any problems with wires on the floor.
- Implementation of On-line Accounting – Jim Luneke said their first meeting was yesterday and they were introduced to the A/R side of everything and they posted a deposit. They will have more training tomorrow.
- Board Listening Session – Les said responses have been sent to all residents who had questions at the last session.
- Past President's Project – Ellen said the Past President's Council is interested in taking on a project of orientation and engaging new residents in the community. The plan is included in your Board packets. The council would like support from the Board for the project and approval for spending funds for refreshments for these get-togethers. Les said he thinks it is a beneficial project with a minimal amount of money required to fund it.

Les Gerhart moved and Dave Smyth seconded the approval of this project and financial support for it. It will be budgeted for 2017. All were in favor and the motion passed unanimously.

Sessions will be in January and June. This will provide new residents with more information than they initially receive when moving in and it will have given them time to think of questions they want answers to.

CORRESPONDENCE:

The Board received a letter of thanks from the Benedictine Sisters of Chicago for a gift given in memory of Georgine K. Ebert.

The Board received a letter of thanks from Gilead Presbyterian Church for a gift given in memory of Joan Paradiso.

REMARKS FOR THE GOOD OF THE ORDER:

Dave said he is grateful to live in a community where we can discuss problems like parking, etc. and come up with amicable resolutions. Dusty apologized for not speaking at the Veteran's Day Event due to illness. He also said he knows there will be comments from residents about the \$5 increase in dues and he wants everyone to know the Board did not make this recommendation lightly. Much thought was given to it. It is for the benefit of

the entire community. He said it is rewarding to live in a community where people truly care about each other and the community.

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

Respectfully submitted,
Diane Gascoigne, Recording Secretary