

MYRTLE TRACE HOMEOWNERS ASSOCIATION
CONWAY, SOUTH CAROLINA

BOARD OF DIRECTORS MEETING – February 17, 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, Barb Artz, Paul and Ginger Sallas, Bob and Sandy Palmer, John Lehman, Charlene Rose and Diane Gascoigne

Mary introduced the Board members and their positions as well as what committee they were liaison to.

NOTE OF NEW OWNERS:

Dennis Arena and Katherine Yeagley closed on their property at 127 Hickory Drive on February 1, 2016.
Linda V. Tucker closed on her property at 117 Hickory Drive on February 8, 2016.

APPROVAL OF MINUTES:

Dave Smyth moved and Nancy Southard seconded that the minutes of the January 20, 2016 Board Meeting be approved. All were in favor and the motion passed unanimously.

COMMITTEE REPORTS:

ACTIVITIES COMMITTEE – Pat said Nelson Fisher has agreed to be the new Bingo Master. She also said the committee is in need of chairpersons for various activities because members of the Activities Committee have not volunteered to take on these activities. If they do not get volunteers, a few of the events will have to be cancelled. Darryl asked for a correction to the Activities Committee February 8th minutes concerning a Property Committee meeting to take place on February 17th. It is incorrect. Ted asked for a correction to the same minutes concerning the closing of the clubhouse for repairs to the clubhouse floor. It should say revitalization, not repair.

ARCHITECTURAL REVIEW COMMITTEE – There were two written reports of the Architectural Review Committee and both were accepted as written.

PROPERTY COMMITTEE – Leo said the committee received a bid for street repairs from Jim Wilkinson for about \$2,500. The money has been encumbered for this. **Nancy Southard moved and Dave Smyth seconded the approval of this bid.** Upon more discussion it was expressed that the company's name is The Palmetto Corporation. We have never used them before.

A new motion was made by Darryl Rhodes and seconded by Pat Searles to approve The Palmetto Corporation for the street patching contract. All were in favor and the motion passed unanimously.

Ted Ackley asked that a correction be made to the February Property Committee Minutes concerning the wording on the painting of the pool cabana. Leo passed out the new Pool Monitor's Guidelines and reviewed them.

Darryl Rhodes moved and Nancy Southard seconded accepting the revision to the Pool Monitor's Guidelines. All were in favor and the motion passed unanimously.

COMMUNICATIONS COMMITTEE – The written report of the Communications Committee was accepted. Ted said the third training session on the website has been completed.

TREASURER'S REPORT – Darryl said The Myrtle Trace Homeowner's Association began the year in sound financial condition and should remain strong for 2016 pending any unforeseen large expenditures.

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

NEW BUSINESS:

- Mary introduced Bob and Sandy Palmer and Paul Sallas of Bentwood Circle. She also introduced John Lehman of Myrtle Trace Drive. Mr. Palmer reported that his house took on 2" of water during the flood. He asked the Board to send a letter to all property owners adjacent to the swale on Bentwood Circle and Myrtle Trace Drive going down to Lake Grebe. There is an issue with homeowners keeping their plantings adjacent to the swale at the appropriate 15 feet as stated per the Myrtle Trace Covenants. Some homeowners do not live in Myrtle Trace full time. He would like the letter to state that homeowners must clear the swale on their property so it will flow properly. Hurricane season is approaching. Mr. Lehman said cleaning the swales may not be enough. He discussed the pipes and their operation. He invited the Board to shoot a grade to the pond area behind the houses affected. Also a snake with a camera could be used to determine any root problems. Paul Sallas addressed the swale as well. He said our system works well as long as we keep our swales and drainage working. Mary thanked everyone for their detailed information. The Board will discuss this and speak to the Property Committee. The Board will hopefully respond to the Palmers by next Friday.
- 2016 Annual Meeting – Leo said attendance was down a little which might mean everyone is happy. The meeting was very successful. There were a lot of proxies received which shows the importance of turning the proxies in.

Darryl Rhodes moved and Nancy Southard seconded that the minutes of the February 6, 2016 Annual Meeting be approved. All were in favor and the motion passed unanimously.

- Appointment of Committee Chairs and Members – Mary asked the committee chairpersons if there were any changes to their committees. Pat Hosford reported for the ARC Committee saying Nancy Murphy and Sue Sorrell had resigned and Mickey Jarossy and Annie Kongvold were taking their places. Pat was asked to remain as chairperson and she accepted.

Mary said Leo Reger has graciously accepted the position of Chairman of the Property Committee.

Dave Smyth moved and Darryl Rhodes seconded the Board's approval of Leo Reger as the new Property Committee Chairman. All were in favor and the motion passed unanimously.

Leo said Gary Cooper is the new representative for Phase Seven.

Pat Paxson reported for the Activities Committee saying that Santo Perry is the new Vice Chairperson of the committee replacing Diane McDonough.

Ted Ackley said Joni Hjerpe has resigned from the Communications Committee.

Darryl Rhodes moved and Nancy Southard seconded the acceptance of all new committee chairpersons. All were in favor and the motion passed unanimously.

- Ted questioned who the president was that opened the Special Meeting of the Board of Directors on February 6, 2016 and opened the nominations for officers for the new term. The minutes will be corrected to reflect that it was Les Gerhart as President of the Myrtle Trace Board of Directors that called the Special Meeting of the Board of Directors to order and opened the nominations.

Nancy Southard moved and Darryl Rhodes seconded the acceptance of the amended minutes for the Special Meeting of the Board of Directors on February 6, 2016. All were in favor and the motion passed unanimously.

- Scheduled Date of the 2017 Annual Meeting – Dave Smyth said the scheduled date for the Annual Meeting is February 4, 2017.

Mary Johnsen moved and Darryl Rhodes seconded the acceptance of the proposed date for the 2017 Annual Meeting. All were in favor and the motion passed unanimously.

- New Resident's Orientation on January 24, 2016 – Pat Hosford said the orientation encompassed the whole year this time from January, 2015 to January 24, 2016. 44 homes were represented by the number of properties sold and resold in that time period. Of those, 48 people attended including five

Board members, four committee chairpersons and some past-presidents and the person who does new resident orientations. Less than half of those invited came but those who did attend found it very informative. It should be a program to be continued every six months. Feedback has been very positive.

- Accounting System – Jim Luneke said everything is going well.
- Volunteer Appreciation – Mary said the Board would like the date to correspond with the National Volunteer Appreciation Week which is April 10 – 17. Most likely the date for the Myrtle Trace event will be April 10th.
- ARC Request – Pat said they discovered at the New Resident’s Orientation that new residents no longer receive hard copies of the Myrtle Trace Covenants. The Covenants are available on-line, but in addition to this the ARC Committee would like to duplicate just Article VII dealing with everything the homeowner needs to know about signs, what they can put on their lawns, fences, etc. They would like to give this to Bonnie Longnecker to distribute along with the ARC Guidelines when she goes to visit new homeowners. The cost of copying would be minimal in comparison to the advantages it gives homeowners in knowing what is in Article VII.

Dave Smyth moved and Pat Searles seconded the motion to make duplicates of Article VII and give them to Bonnie Longnecker to deliver to new residents. All were in favor and the motions passed unanimously.

Mary said she would also like Bonnie to remind them that the Covenants in entirety are on-line and/or they can come to the clubhouse and a Board member will let them look at a hard copy. Pat Paxson suggested giving a copy of Article VII to the 44 new residents as well. Nancy Southard said new residents should also be given a hard copy of Myrtle Trace’s Pet Policy.

Dave Smyth moved and Pat Searles seconded the amendment to the previous motion to include giving Article VII and the Myrtle Trace Pet Policy to the 44 new homeowners from January 1, 2015 to January 24, 2016. All were in favor and the motion passed unanimously.

- Petition Re: Feeding of Feral Cats/Wild Animals – Mary said the Board has received numerous complaints, a petition was signed by 38 residents and the Board has talked to the homeowner involved. She said Myrtle Trace needs a more forceful policy on this matter. The Board is looking into amending the aforementioned policy.
- Mary said Diane Gascoigne, Secretary to the Board, has asked to receive committee reports by Saturday, March 12 for the March meeting as she will be away beginning that Sunday. She would appreciate it if you would like to continue that tradition from that point on, but no later than Sunday for usual months.

CORRESPONDENCE:

The Board received a thank you from the Sapienza family for our donation to St. James Parish in memory of Phil Sapienza.

REMARKS FOR THE GOOD OF THE ORDER:

Dave said it looks like it is going to be a busy year. Nancy said she expects to learn a lot this year and knows Leo Reger will do a good job as Chairperson of the Property Committee. Darryl welcomed the new Board members and said he is pleased we are reducing the number of report packages for the Board meeting from 16 to 13 this month and then 12. He also recommended making two-sided copies to conserve paper and money. Mary thanked new and old Board members. She said the Board wants to make a difference in the community.

A motion was made by Nancy Southard and seconded by Darryl Rhodes that the meeting be adjourned at 10:00 a.m. All were in favor and the motion passed unanimously.

Respectfully submitted,
Diane Gascoigne, Recording Secretary