

**Myrtle Trace Homeowners Association  
Conway, South Carolina**

**Board of Directors Meeting - March 16, 2016**

**CALL TO ORDER:** The meeting was called to order by Board President, Mary Johnsen.

**ATTENDANCE:**

Board Members present were Darryl Rhodes, Nancy Southard, Dave Smyth and Pat Searles. Committee Members present were: Pat Paxson, Activities Committee; Pat Hosford, ARC; Leo Reger, Property Committee, and Ted Ackley, Communications Committee. Also present were James Luneke, Colleen Carter, Dianne McDonough, Jean D'Amelio, Ralph Billeter, Paul Sallas, Mike and Karen Walsh and Terry Eisenhardt, Corresponding Secretary for ARC, for Diane Gascoigne.

**NOTE OF PASSING RESIDENTS:**

George Chebro - February 17, 2016  
Sunny Dickerson - March 11, 2016

**NOTE OF NEW OWNERS:**

Mike-Rhon, Inc. closed on their property at 108 Hickory Drive on February 3, 2016.  
Richard and Sandra Elliott closed on their property at 115 Cedar Ridge Lane on February 17, 2016.  
Clarence and Jean Emerich closed on their property at 228 Candlewood Drive on February 24, 2016.

Mary Johnsen asked for a motion to approve the February 2016 Board Meeting Minutes. Darryl Rhodes moved and Pat Searles seconded that the minutes be approved. All were in favor and the motion passed unanimously.

**ACTIVITIES COMMITTEE** - Pat Paxson - Pat reported they have not found a Chairperson for the Get Acquainted Social, so this activity is still pending. She also mentioned that while the rules for the use of the Clubhouse are followed by the Committees, other groups that use the Clubhouse need to be reminded to wash and put away items that have been used, as well as to reposition the tables if moved. Nancy Southard will follow up on this issue. Mary Johnsen asked for a motion to accept the minutes. Darryl Rhodes made a motion and Dave Smyth seconded. All were in favor.

**ARCHITECTURAL REVIEW COMMITTEE** - Pat Hosford - Two written reports for February were submitted. Leo Reger asked: What were the valid reasons for tree removal? Pat informed Leo and the Board that there are five reasons for removal and they are listed in the ARC Guidelines. Pat also mentioned that all new residents are being given a copy of Article VII from the Covenants that outlines the ARC Guidelines. Mary Johnsen asked for a motion to accept the minutes. Dave Smyth made a motion and Darryl Rhodes seconded. All were in favor.

**PROPERTY COMMITTEE** - Leo Reger - Leo stated there are three trees on common ground to be removed and the Property Committee has sent out bids. He also stated that Sheilah and Mike Reynolds have submitted revised pool rules and they will be posted. Leo also discussed the work to be done on the Cabana and Clubhouse due to rotted wood. He has three bids that are being evaluated and will be submitting the selection to the Board shortly. He hopes to have a contract and work started as soon as possible so that work is completed before the pool opening on May 1st. Leo stated that Ellen Elliott, newly appointed Vice Chairperson, Property Committee, will be looking into the traffic problem on Singleton Ridge Road, in particular, the area by Loblolly and Candlewood. Mary Johnsen made a motion to accept the report with the revision that it should read "Myrtle Trace Drive" instead of Singleton Ridge Road. Dave Smyth made a motion and Pat Searles seconded. All were in favor.

**COMMUNICATIONS** - Ted Ackley - Ted stated that two deaths were not listed in his report because they occurred after it was submitted. Mary Johnsen made a motion to accept. Dave Smyth made a motion, Pat Searles seconded. All were in favor.

**TREASURER'S REPORT** - Darryl Rhodes reported our fiscal position remains in good order through February. He noted however, that there was one expenditure not noted and this was the deposit to HGTC for the 2017 Annual Meeting. Mary Johnsen asked for a motion to accept the Treasurer's report. Pat Searles made a motion and it was seconded by Nancy Southard. All were in favor and the motion passed unanimously.

## **NEW BUSINESS**

### **SCAMS**

Resident, Ralph Billeter, related his story of being scammed on a "grandfather/granddaughter" telephone call. He told how believable it was and how willing he was to share what happened to him to help others avoid the same fate. Ralph spoke with Mary Johnsen previously and she contacted AARP to have their Fraud Department come to Myrtle Trace to speak with our residents. They will discuss the different methods used to scam

seniors and how to avoid becoming a victim.

### **REVISED PET POLICY**

Mary Johnsen noted revisions to the existing Policy on Pets and Policy on the Feeding of Waterfowl and Wild Animals which now includes a prohibition on the feeding and sheltering of feral/stray cats, and a change in notification of violations and fine amount.

### **FRIENDS OF FELINES (FOF)**

Colleen Carter and Dianne McDonough have offered their assistance in decreasing the feral cat population and other cat issues, by trying to find homes for stray cats and being a resource with cat adoption/rescue organizations, access to traps, neuter/spray fees.

### **PAY INCREASE FOR CONTRACTOR**

Ted Ackley requested a \$25.00/month increase in his contract for the News and Views due to increased hours to print the N&V's. Mary Johnsen asked for a motion to accept this request and that it would be effective as of March 1, 2016. Nancy Southard motioned and Dave Smyth seconded. All were in favor.

### **FLOODING**

The BOD had been made aware of a serious flooding issue in the Bentwood Circle area which needs to be addressed. As such, the BOD has charged ARC and Property with reviewing the area, ascertaining the problem and reporting back with the most cost efficient recommendations on how to correct any problems found.

### **BOARD BRIEFS**

An article regarding scams and a meeting with an AARP representative for April 20th.

Reminder about the Volunteer Appreciation Get Together on April 10

Notice on the revised Pet Policies

### **RKS**

Dave Smyth thanked Colleen Carter and Dianne McDonough for stepping forward on the issue of stray/feral cats.

Nancy Southard noted how good the Clubhouse flooring looks after its deep cleaning.

Mary Johnsen thanked Ellen Elliott for her willingness to take on her new position as Vice Chair of the Property Committee so soon after her three years on the Board. Leo was also thanked for taking on his responsibilities as Property Chair.

President, Mary Johnsen, asked for a motion to adjourn the meeting. Pat Searles made the motion and Nancy Southard seconded. All were in favor. Meeting adjourned at 10:15.

Respectfully submitted,  
Terry Eisenhardt, Corresponding Secretary