

MYRTLE TRACE HOMEOWNERS ASSOCIATION
CONWAY, SOUTH CAROLINA
BOARD OF DIRECTORS MEETING – July 19, 2017

CALL TO ORDER: The meeting was called to order by Nancy Southard, at 9:00 a.m.

ATTENDANCE: *Board Members:* Nancy Southard, Renzo Falcinelli, Darryl Rhodes, Terry McTarnaghan and Santo Perry

Committee Chairpersons: Ted Ackley - Communications Committee, Pat Paxson – Activities Committee, Pat Hosford – Architectural Review Committee, Richard McEvoy - Property Committee

Also present were: Jim Luneke - Administrative Consultant, Peter Bevan, Barbara Artz, Elizabeth and George Cindrich, Judy and John Beam, Mary Johnsen, Susan and Thor Kongvold, Paul Sallas and Diane Gascoigne - Recording Secretary.

Nancy stated that several guests were invited to today's Board meeting to receive special recognition for their work on the new storage area. Recognized were: John Beam, Paul Sallas, Thor Kongvold and Jon Bourne. Nancy also thanked Pat Paxson and the Activities Committee. There was a ribbon cutting for the new storage room and the ribbon was cut by John Beam.

NOTE OF PASSING RESIDENTS:

Grace Barabino of 214 Cedar Ridge Lane passed away on June 19, 2017

Andrew Lindh of 233 Cricket Court passed away on June 22, 2017

Dewey Young of 101 Birchwood Lane passed away on July 7, 2017

NOTE OF NEW OWNERS:

William T. and Geralyn Hartman purchased 237 Cottonwood Lane on June 29, 2017

Beatrice Dianne Reinbachs purchased 111 Timberline Drive on June 29, 2017

Carol Jenzano purchased 100 Hickory Drive on July 12, 2017

APPROVAL OF MINUTES:

Darryl Rhodes moved and Renzo Falcinelli seconded the motion to accept the minutes of the June 21, 2017 Board meeting. The motion passed unanimously.

COMMITTEE REPORTS:

ACTIVITIES COMMITTEE – Pat expressed her appreciation for the new storage room and mentioned several upcoming events.

ARCHITECTURAL REVIEW COMMITTEE – Pat said there are two agendas for review this month. Pat named two new members to her committee; Joe Gribbs is replacing Terry McTarnaghan and Kathy Lyle is replacing Jon Bourne.

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Darryl Rhodes moved and Renzo Falcinelli seconded the motion to accept the ARC reports. The motion passed unanimously.

PROPERTY COMMITTEE –Richard said Tom Gray is a new member of his committee. Richard discussed a drainage problem in Phase Six and reviewed his written report. The Property Committee still needs representatives from Phases One and Two.

Santo Perry moved and Terry McTarnaghan seconded the motion to accept the Property Committee Report. The motion passed unanimously.

COMMUNICATIONS COMMITTEE –Ted had no additions to his report.

Renzo Falcinelli moved and Darryl Rhodes seconded the motion to accept the Communications Committee Report. The motion passed unanimously.

TREASURER'S REPORT –Darryl reported that the association continues to be in good shape financially and reviewed his report in detail. He reminded the standing committees that budget time is rapidly approaching and everything needs to be together in August. Jim Luneke said the audit has been completed for 2016.

Terry McTarnaghan moved and Santo Perry seconded the motion to accept the Treasurer's Report. The motion passed unanimously.

OLD BUSINESS:

- **New Resident's Meeting, June 25, 2017** –Pat Hosford said 24 new residents responded to the invitation to the meeting and 20 attended. The meetings continue to be a good thing to have and a good way to give people more information about their community. The Past President's Committee asked the new residents for information about themselves and this information was sent to Ted Ackley to be placed in the "News and Views". Discussion followed concerning including pictures next time.

NEW BUSINESS:

- **Request for Rezoning** –This concerns the area on Myrtle Ridge Road. Nancy attended the Horry County Planning Commission meeting to see how this might impact Myrtle Trace. The plan is to build 12 two-story Charlestown-style homes and the plan is to have an exit onto Myrtle Ridge Road. Nancy expressed to the members of the commission her concerns regarding traffic safety and drainage. Lakeside Crossing residents are also concerned about the rezoning and new development. Nancy fully explained the situation as it stands now. The commission approved the rezoning request and it now will go to the Horry County Council. There will be three readings before final action on the request. Public input is

allowed at the second meeting. Renzo said we should be very concerned about the safety issue on Myrtle Ridge Road with the addition of another entrance onto this road.

- **Pavement Repair on Myrtle Trace Drive Near The Entrance** – Nancy said this is the area around Cricket Court. A wire was cut during the drainage repair so the pavement had to be replaced. The wire was not on Santee Cooper's grid. The wire operated the sump pump and the lights out front. Santee Cooper put in new wire which caused two large pot holes and they took care of everything. Neither of these items cost Myrtle Trace any money.
- **ARC Guidelines** –Pat Hosford handed out packets of the new guidelines and restrictions. The last update had been done in 2011. This update was done partly in response to homeowner's and what they would like to see. There are quite a few changes. The committee as well as the Board hopes to distribute the new guidelines to all homeowners in the fall. The guidelines will continue to be available on our website as well.

CORRESPONDENCE:

The Board received a thank you from The Center for Donation and Transplant for our donation in the memory of John Borkowski. The Board received a thank you note from Elizabeth Borkowski for the donation given to the Center for Donation and Transplant in memory of John Borkowski.

REMARKS FOR THE GOOD OF THE ORDER:

Darryl said he is very glad the storage area is completed. He thanked everyone who worked on the project. It seemed like it would never get done with all the roadblocks they encountered.

Renzo said we are entering Nominating Committee season. A Board replacement is needed for Darryl Rhodes and he asked everyone to let him know if they are interested or know of a qualified person that would make a good Board member.

Santo said Friday is the memorial service for Charlene Rose.

Terry said he would like to see each committee chairperson delegate responsibility to each of their members rather than having everyone just attend meetings. It helps to get people more involved. The members get to meet new people this way and more people get involved in the process.

Jim Luneke said don't be afraid to be detailed in your budgets. The more detailed the better.

Nancy said she is truly happy the storage room is finished. She hopes to see more community members involved and thanked the people that attended today's meeting.

Santo Perry moved and Terry McTarnaghan seconded the motion to adjourn the meeting at 10:00a.m. The motion passed unanimously.

Respectfully submitted, Diane Gascoigne, Recording Secretary