

MYRTLE TRACE HOMEOWNERS ASSOCIATION
CONWAY, SOUTH CAROLINA
BOARD OF DIRECTORS MEETING – January 17, 2018

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

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

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

Also present were: Jim Luneke - Administrative Consultant, Peter Bevan, Barbara Artz, Deborah Perry, Donna Ebling, Herman Rebocho and Diane Gascoigne - Recording Secretary.

PUBLIC PARTICIPATION:

There was no public participation at this meeting.

NOTE OF PASSING RESIDENTS:

Linda Nichols of 103 Boxwood Lane passed away on December 29, 2017

Albert Yuhas of 1211 Loblolly Lane passed away on January 5, 2018

Carolyn Sivillo of 120 Cedar Ridge Lane passed away on January 11, 2018

NOTE OF NEW OWNERS:

Sue S. McGuffin purchased 118 Cedar Ridge Lane on December 14, 2017

William and Linda Mangus purchased 117 Hickory Drive on December 18, 2017

Edward Cave purchased 112 Juneberry Lane on December 18, 2017

44 homes were sold in 2017.

APPROVAL OF MINUTES:

Santo Perry moved and Darryl Rhodes seconded the motion to accept the minutes of the December 20, 2017 Board of Director's meeting. The motion passed unanimously.

COMMITTEE REPORTS:

ACTIVITIES COMMITTEE – Pat Paxson reviewed her report. She said the Activities Committee had a good year in 2017 and is pretty much set for 2018.

Renzo Falcinelli moved and Santo Perry seconded the motion to accept the written Activities Report. The motion was unanimous.

ARCHITECTURAL REVIEW COMMITTEE – Pat Hosford said there is just one agenda for review this month along with the annual reports for tree removal and homeowner requests.

Santo Perry moved and Darryl Rhodes seconded the motion to accept the ARC reports. The motion passed unanimously.

PROPERTY COMMITTEE – Richard McEvoy reviewed the Property Report. The safety issue in Phase Eight was discussed. There was discussion on the request by a resident to donate a refrigerator to the MTHOA clubhouse. Nancy said the MTHOA accepts gifts in accordance with the Myrtle Trace guidelines and with the approval of the Board. The person wants to replace the refrigerator for aesthetic reasons; there is no problem with the refrigerator itself. The current refrigerator was purchased in 2005 and is not due to be replaced until 2025. Normally this comes under the Repair and Replacement Budget. Nancy asked for comments from the Board.

Santo Perry moved and Renzo Falcinelli seconded the motion to accept the gift of a new refrigerator for the MTHOA clubhouse. The motion passed unanimously.

Nancy asked Richard to inform the resident that their offer has been accepted. The Board will determine the disposition of the old refrigerator.

A plan for gate maintenance was discussed again. Nancy asked for a six-year history of maintenance on the gates for review. Ted Ackley will get the information to Richard.

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

COMMUNICATIONS COMMITTEE – Ted Ackley said this past “News and Views” was the largest one in Myrtle Trace history due to all the inserts.

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

TREASURER’S REPORT – Darryl Rhodes reviewed the Treasurer’s Report as of December 31, 2017. YTD operating expenses were under budget.

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

NEW BUSINESS:

- **Introduction of 2018 Board Candidates** – Renzo introduced the two candidates for the Board. They are Donna Ebling and Herman Rebocho. He thanked them and wished them luck. Renzo announced that today is Darryl Rhodes last monthly Board meeting as his term has expired.
- **2018 Nominating Committee Members** – Renzo said Gary Cooper, Ron Grove and Kathy Gerhart have completed their terms on the Nominating Committee. Barbara Artz, Marge Ancil, Annie Kongvold, John Drohan and Bill Gascoigne will enter their second year on the committee. New members to the Nominating Committee in 2018 will be Ron Petti, Bob Bastian and Mary L’Heureux.
 - **Lake Action Committee – Request for Proposal** – The Board received a report from the Lake Management Committee with recommendations as to what the next step should be after studying the lakes. They suggested setting up a Lake Action Committee to implement the planned action for

dredging the lakes. This Committee is chaired by David Smyth and members of the committee are Pat Hosford, Paul Sallas, Peter Sivillo and Mike Reynolds. Santo Perry is the Board liaison. The Lake Action Committee has made a request for proposal to the Board to dredge specified areas of lakes Oriole, Cormorant and Sparrow based on the results of the bathymetry. The Board reviewed the proposal and submitted it to Myrtle Trace's attorney for review. Our attorney said the document looks good and made just two changes to the wording. This has been forwarded to the chairperson of the Lake Action Committee. Nancy asked for a motion to accept the proposal by the committee and the wording changes from our attorney. The Board members made several complimentary comments regarding the committee and the work they have done on this project. Nancy said she thinks that was echoed by the attorney when she could only find two very small things to add or make changes to.

Terry McTarnaghan moved and Santo Perry seconded the motion to recommend the Lake Action Committee go ahead and seek bids for the project and make the two changes to the wording of the proposal. The motion passed unanimously.

- ➔ **Standard of Operating Procedure** – Nancy said members of the Board have to make a list of all their meetings and the dates and make residents aware of them. Previously the Board also held Listening Sessions where residents could ask questions and voice concerns. This changed two months ago when the Board initiated a Public Participation portion to the first 30 minutes of the monthly Board meetings, doing away with the Listening Sessions. A motion needs to be made to change this. In the past, a 48 hour notice from a resident was necessary to speak at a special meeting voicing any questions or concerns at a public hearing. At the current time the Board of Director's meetings are opening with public participation. This is limited to the first 30 minutes of the meeting, however, residents need to be guaranteed a time to speak. In the past they have been limited to three to five minutes of the 30 minute time period. Nancy asked for ideas. It was suggested taking the 48 hour notice sentence out and changing public participation to resident participation. It was ultimately decided to discuss this further in a workshop.
- ➔ **Request for CMC Health Fair and Volunteers for CMC** – A resident has asked to hold a health fair in Myrtle Trace for CMC. They would offer flu shots, provide information on services CMC provides and seek volunteers from the community. There was a good deal of discussion on this subject and no decision was made at this time. It will be discussed again.

CORRESPONDENCE:

The Board received a thank you from the Michael J. Fox Foundation for our donation in memory of Nancy Schwindinger.

REMARKS FOR THE GOOD OF THE ORDER:

Darryl said it has been a "real hoot". He thanked all the contract employees and people who have done so much to help the Board. He thanked all the committee chairs who do tremendous work day in and day out. He thanked all the people he has served with on this Board and the previous Board. Everyone who has served on the Board has done it for the betterment of the community. He said the Board is here to serve the people. Santo told Darryl it was great working with him this year. He thanked the committee members for all their feedback to the Board. He also thanked the two candidates who have come forward to run for the Board in 2018. Terry seconded all the previous comments. He said it has truly been an honor to serve on the Board. He is looking forward to working with the new Board member. Renzo

also seconded all the previous comments. He thanked Donna and Herman for agreeing to run for the Board. Renzo said he worked with the Annual Meeting Committee this year to prepare and deliver packages to homeowners and he was very impressed with the process of getting the packets out. It was very organized. It was amazing to watch. It is an example of the abilities we have here in Myrtle Trace due to past careers of residents. We see it every day. Nancy thanked Donna and Herman as well. She told Darryl she will miss him. She thanked all the committees who work so hard. She gave a special thanks to Richard McEvoy who being a new resident took on the job of chairing the Property Committee which is a very big job. He has brought some great expertise to the committee. She thanked Peter Bevan for all he has done over the years for the Board. She also thanked Jim Luneke for all the work he has done and continues to do.

Renzo Falcinelli moved and Santo Perry seconded the motion to adjourn the meeting at 10:35 a.m. The motion passed unanimously.

Respectfully submitted, Diane Gascoigne, Recording Secretary