

MYRTLE TRACE HOMEOWNERS ASSOCIATION
CONWAY, SOUTH CAROLINA
BOARD OF DIRECTORS MEETING – February 21, 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 Donna Ebling

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, Jean Hohenberger, Barbara Artz, Herman Rebocho and Diane Gascoigne - Recording Secretary.

PUBLIC PARTICIPATION:

There was no public participation at this meeting.

NOTE OF PASSING RESIDENTS:

Joe Los of 202 Butternut Circle passed away on Tuesday, January 23, 2018

Thomas Schwindinger of 109 Birchwood Lane passed away on Saturday, February 3, 2018

Jean Heselbarth of 104 Timberline Drive passed away on Saturday, February 10, 2018

Rocco Cartisano of 234 Wedgewood Lane passed away on Tuesday, February 6, 2018

NOTE OF NEW OWNERS:

Ernest J. and Susan F. Teague purchased 181 Glenwood Drive on January 17, 2018

Janice J. Hall purchased 118 Laurelwood Lane on January 23, 2018

Donald J. Johnsen purchased 236 Candlewood Drive on January 24, 2018

Claudia A. Dalton purchased 1218 Loblolly Lane on January 31, 2018

Denis J. and Gail A. Haak purchased 1202 Loblolly Lane on February 1, 2018

APPROVAL OF MINUTES:

Terry McTarnaghan moved and Renzo Falcinelli seconded the motion to accept the minutes as corrected of the January 17, 2018 Board of Director's meeting. The motion passed unanimously.

Nancy said the format is a little different this year for the Annual Meeting meetings.

Renzo Falcinelli moved and Terry McTarnaghan seconded the motion to accept the minutes of the February 3, 2018 Annual meeting. The motion passed unanimously.

Santo Perry moved and Renzo Falcinelli seconded the motion to accept the minutes of the February 3, 2018 Special Board Meeting. The motion passed unanimously.

COMMITTEE REPORTS:

ACTIVITIES COMMITTEE – Pat Paxson said there are three activities coming up in March. She said the committee is reviewing and revamping their guidelines and will present them to the Board for approval.

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

ARCHITECTURAL REVIEW COMMITTEE – Pat Hosford said there is one agenda for review. There should also have been one for January 22nd. It only had two requests on it so it probably would not have had anything on it that would have caught the Board’s attention. Pat said her committee is looking into doing something with house or window colors to make them compatible. The newer vinyl windows have variations in color between manufacturers. She said this will be a long process but hopefully they will have something by the end of the year.

Terry McTarnaghan moved and Donna Ebling seconded the motion to accept the ARC report. The motion passed unanimously.

PROPERTY COMMITTEE – Richard McEvoy reviewed the Property Report and there was some discussion from the Board. Richard said they are trying to determine whether to replace the mother board on the back gate or go with a new system. He is waiting for another call from Carolina Time.

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

Richard said Leo Reger has received three bids for tree removal. Leo recommends J&W Tree Removal Company because of the work they have done for us in the past. There are eight trees to be removed at a cost of \$1,650.00.

Terry McTarnaghan moved and Santo Perry seconded the motion to award the contract for removal of eight trees to J&W Tree Removal Company for a total of \$1,650.00. The motion passed unanimously.

Richard said a tree fell on the ramp by the clubhouse. In beginning to reconstruct the ramp the committee found that the underpinnings were rotted out. The committee is working on a proposal for replacement. Richard had a hand-out for the Board to look at. It cannot be handicap accessible from the clubhouse door to the ramp as the doorway is not wide enough. He reviewed two other options for the Board. Nancy said the project was not in the Property Committee’s budget for 2018. It had been in their 2016 budget but could not be done at that time due to Hurricane Matthew. Nancy asked to be kept updated.

COMMUNICATIONS COMMITTEE -

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

TREASURER’S REPORT – Terry McTarnaghan reviewed the Treasurer’s Report. He said we are under budget in all categories. This will vary with future projects. MTHOA is in good financial shape to begin the year. He thanked Jim Luneke for all the information he provided.

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

NEW BUSINESS:

- **Introduction of 2018 Board Members** – Nancy Southard, President; Santo Perry, Vice-President; Terry McTarnaghan, Secretary/Treasurer; Renzo Falcinelli, Director-At-Large; Donna Ebling, Director-At-Large. Nancy welcomed Donna to the Board.
- **2018 Annual Meeting, February 3, 2018** – Nancy said the annual meeting was well attended. She thanked the Nominating Committee members and the people who put the meeting packets together.
- **Scheduled Date of the February 2019 Annual Meeting** – The meeting will be held on February 2, 2019 at Horry Georgetown Technical College.
- **Acceptance of Committee Chairs and Members** – Activities Committee: Pat Paxson – Chairperson, Lee Williams – Vice-Chairperson, Jeanne Niziol – Secretary, Lisa Vawter – Treasurer. ARC Committee: Pat Hosford – Chairperson, Jenny Jenemann – Vice-Chairperson. Property Committee: Richard McEvoy – Chairperson, Liz Maas – Vice-Chairperson, Alice McTarnaghan – Secretary. Communications Committee: Ted Ackley – Chairperson.

Santo Perry moved and Renzo Falcinelli seconded the motion to accept all committee positions as presented. The motion passed unanimously.

- **Kitchen Renovation Committee** – A committee was formed in 2013 to formulate plans to renovate the clubhouse. Much of the work was completed in 2014. The opening up of the kitchen to better serve food was not done at that time. The committee is looking at costs, etc. for the 2019 budget. The chairperson of this committee was and is Bill Fox. Members are: Liz Maas, Anne Kongvold, Nelson Fisher and Mickey Jarossy. Ellen Elliott was also on the original committee and will be approached again to participate.
- **Accounts Receivable Position** – Nancy said Peter Bevan has done a great job in this position. Because he is resigning as of March 1, 2018, the Board has been interviewing candidates for the job. Peter will help the new person become familiar with the job. Renzo Falcinelli said after interviewing Jean Hohenberger he feels she is very qualified for the position.

Renzo Falcinelli moved and Terry McTarnaghan seconded the motion to offer the position of Accounts Receivable Contractor for Myrtle Trace to Jean Hohenberger. The motion passed unanimously.

- **Myrtle Trace Volunteer Luncheon** – Nancy said the Board has discussed what to do for the Myrtle Trace residents who give of their time in Myrtle Trace. A Volunteer Luncheon will be held on April 28, 2018 at 12:00 p.m.
- **New Residents Orientation on January 28, 2018** – Pat Hosford said this orientation was put on by the Past Presidents Council. A little over 40 people attended. They had some good questions. Feedback was very good. This has been very successful in the two years it has been taking place.
- **2018 Retaining Wall Update** – Pat Hosford said Lakes Heron and Bunting were worked on and the only thing left to do is sod over the areas next to the retaining walls in the spring. The Lake Banks Committee had projected 1,670 linear feet would be done. In actuality it was 1,800 linear feet of retaining wall. Pat said Barney did a great job in Al's absence. The whole crew did a great job. Renzo Falcinelli commended the committee and the work done.

- **2017 MTHOA Tax Preparation - Sherri L. Freudiger, CPA, PA** – The taxes have gone to the attorney of note but have not gone to the auditor yet.
- **2017 MTHOA Audit – Phillips, Currin & Company CPA's, LLC** - The actual audit will be done once everything has been sent on from the attorney's office.
- **Horry County Planning Commission, Public Hearing on March 1, 2018 at 5:30 p.m.** – Nancy said the Board receives notices from the Horry County Planning Commission when there is an item coming up that could affect Myrtle Trace. Nancy said they received such communication and were told going out of Myrtle Trace onto Myrtle Ridge to the right of Lake Side Crossing is an area that a group is requesting to amend the existing PUD by modifying the wording to include Funeral Homes. The public hearing is on March 1, 2018 at 5:30 p.m. on 2nd Avenue in the Justice Building.

PROPERTY COMMITTEE: At this point in the meeting Richard McEvoy received a call from Carolina Time concerning the back gate. Carolina Time told Richard it would cost \$4,700.00 to replace the motherboard with a one-year warranty. The model we currently have is no longer made and therefore would involve different parts. It would cost \$10,600.00 for a new unit with a five-year warranty. This does not include maintenance. Nancy said we have \$9,600.00 in the budget for this. The resident who hit the pole would have insurance coverage as well.

Santo Perry moved and Renzo Falcinelli seconded the motion to submit the cost for a new reader to the insurance company of the resident who hit the reader. The motion passed unanimously.

CORRESPONDENCE:

The Board received a thank you from Grand Strand Humane Society for our donation in memory of Linda Nichols. The Board received a thank you from Meals on Wheels of Horry County for our donation in memory of Betty Murtagh. The Board received a thank you from St. James Parish for our donation in memory of Carolyn Sivillo. The Board received a thank your from Embrace Hospice Open Arms Foundation for our donation in memory of Albert Yuhas.

REMARKS FOR THE GOOD OF THE ORDER:

Nancy said the reports the Board has gotten are good and we had a fantastic report on the retaining walls. We are pretty well set and she looks forward to working with the Board again this year. Donna thanked the Board for being so helpful and thanked everyone who voted for her. Santo said he is looking forward to an interesting year with the lake dredging committee. He said Richard runs a good Property Committee meeting. He is very impressed with the members of this committee wanting to fix things themselves and not spend money. Terry said everything seems to be working well. Every one of us must be very disciplined in the money we spend because of the projects coming up. Renzo thanked Jean for agreeing to accept the appointment as the Accounts Receivable Contractor. He also thanked Peter for all of his work in the past. Renzo said he is looking forward to attending the ARC Committee meetings once again along with Donna.

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

Respectfully submitted,
Diane Gascoigne, Recording Secretary