

MYRTLE TRACE HOMEOWNERS ASSOCIATION
CONWAY, SOUTH CAROLINA
BOARD OF DIRECTORS MEETING – December 19, 2018

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

ATTENDANCE: *Board Members:* Nancy Southard, Donna Ebling, Les Gerhart, Santo Perry, and Renzo Falcinelli

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, Barbara Luneke, Mary Johnsen, Darryl Rhodes, Herman Rebocho, Deborah Snitzer and Diane Gascoigne - Recording Secretary.

RESIDENT PARTICIPATION:

Darryl Rhodes asked for an update on the dredging of the lakes. Nancy Southard responded that there is money in the 2019 budget for it.

NOTE OF PASSING RESIDENTS:

Barbara Sellers of 245 Cottonwood Lane passed away on November 29, 2018

Daniel McManus of 177 Glenwood Drive passed away on Monday, December 17, 2018

NOTE OF NEW OWNERS:

Leslie Dodd purchased 231 Cottonwood Lane on November 13, 2018

Daniel Briggs purchased 111 Cricket Court on November 14, 2018

Michael and Karolyn Soice purchased 240 Candlewood Drive on November 29, 2018

MDMC, LLC purchased 217 Wedgewood Lane on December 3, 2018

Peter Saltzstein and Sarah Arnold purchased 1211 Loblolly Lane on December 6, 2018

APPROVAL OF MINUTES:

Santo Perry moved and Donna Ebling seconded the motion to accept the minutes of the November 14, 2018 Board of Director's meeting. The motion passed unanimously.

COMMITTEE REPORTS:

ACTIVITIES COMMITTEE – Pat Paxson said December was a big month for their committee. The committee encumbered money for upcoming 2019 events and for their contribution to the Board to go towards the kitchen renovation in 2019.

Renzo Falcinelli moved and Les Santo Perry seconded the motion to accept the Activities Committee report as written. The motion passed unanimously.

ARCHITECTURAL REVIEW COMMITTEE - Pat Hosford said there are two agendas for review.

Donna Ebling moved and Renzo Falcinelli seconded the motion to accept the ARC reports. The motion passed unanimously.

PROPERTY COMMITTEE – Richard McEvoy discussed purchasing more folding chairs for the clubhouse and the disposition of the fiberglass rods for the handicapped parking areas in the clubhouse parking lot. He asked for input on the rods and there was discussion about the rods being higher and having larger flags attached. Nancy said she had a

correction to the Property Committee Report. Renzo Falcinelli should have been on the list of attendees at the Property Committee meeting.

Renzo Falcinelli moved and Santo Perry seconded the motion to accept the Property Committee report as amended. The motion passed unanimously.

COMMUNICATIONS COMMITTEE – Ted Ackley said he had no additions to his written report.

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

TREASURER’S REPORT – Donna Ebling, Associate Treasurer, said November was an expensive month due to advance payments for road resurfacing and lake dredging. Myrtle Trace is still in good shape. Les Gerhart said two CDs at TD Bank mature tomorrow. The interest rate will be better than last year and he suggests rolling the CDs over for the interest rate.

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

NEW BUSINESS:

- **Announcement of Board Candidates for 2019** – Santo Perry said there are three nominees; Mary L’Heureux, Herman Rebocho and Pat Paxson.
- **Annual Meeting Packets** – The packets will be assembled at 10:00 a.m. on Saturday, January 5, 2019. They will either be delivered to homeowners on that day or the next day depending on the weather.
- **Annual Meeting** – Registration for the Annual Meeting begins at 1:00 p.m. on February 2, 2019 at the HGTC Center.
- **Dog Park Presentation** – Herman Rebocho made a presentation to the Board for a proposed Dog Park by the Horseshoe Pit and Basketball Court. It would be approximately 24’x60’ and it would be 25’ to 30’ away from the golf course and water run. He distributed written documentation and diagrams to the Board. He said it would be Myrtle Trace’s liability and volunteers would need to maintain it. Nancy Southard asked who would pay for it. Herman said he would suggest fundraisers and hoped the Board would donate matching funds. The total project would cost approximately \$4,000.00. Nancy thanked Herman for his presentation and said the Board would take it under advisement.
- **Termination of Pool Maintenance Contract** – Ken’s Pools has terminated its contract with Myrtle Trace as of December 31, 2018. Nancy Southard spoke with Ken and he has agreed to continue servicing the pool on a month to month basis until the Board can find a replacement.
- **Widening of Highway 501 and Purchase of Right-of-Way** – Nancy Southard said part of the state’s plan is to add an additional lane on Highway 501 from Highway 544 down to Route 31. When they get to the intersection of Gardner Lacey Road and Myrtle Ridge Road that is going to change the alignment where that comes in and they are going to widen the road on both sides up to the Myrtle Trace Residents Only entrance. They want to purchase our right-of-way, take the left side berm as we exit Myrtle Trace down and move it back and then rebuild it. We asked them to hire an independent party from the state to do an assessment of the property and have said we would like to have at least one Board member with them when they do the assessment. We have a well out there and it is before the area they want the right-of-way to be. We would have to drill a new well

and it would be very expensive. The proposed finish date for all of this is 2023. We are also concerned about the loss of trees and vegetation in that area as they absorb water for us.

- **Accounts Receivable Position – Change in Job Description** – Nancy Southard said our owner/tenant agreement form is now handled by the secretary/treasurer of the Board. Every year this position changes and it causes confusion. The Board has decided our Accounts Receivable person should have this responsibility. This one person would handle it on a year to year basis. The Accounts Receivable contract would be changed to add the managing of the owner/tenant agreements. Jim Luneke suggested trying this for a six-month period as the Accounts Receivable position is already very busy. Nancy said Jean Hohenberger, our Accounts Receivable contractor, was given a month to consider this and she does not believe it will present a problem. Les Gerhart said we need to give this person the power and the responsibility as a whole. The Accounts Receivable contractor would be paid \$50.00 a month for this job in addition to the amount she is paid for the rest of her duties. This would become effective January 1, 2019.

Renzo Falcinelli moved and Les Gerhart seconded the motion to change the job description of the Accounts Receivable contractor to include the responsibility for the owner/tenant agreement forms. The motion passed unanimously.

Donna Ebling moved and Renzo Falcinelli seconded the motion to amend the owner/tenant agreement form to say, “return this form to the Accounts Receivable contractor”. The motion passed unanimously.

It was also discussed that the only way to penalize someone living in our community who is not 55 or older is to fine them for not turning in the owner/tenant agreement. Right now the fine is a one-time fine of \$100.00. It is proposed to make this a fine of \$100.00 per month until the form is turned in. This should also give the Accounts Receivable contractor the power to enforce the owner/tenant agreement and levy the fine or fines on the homeowner.

Les Gerhart moved and Donna Ebling seconded the motion to amend the fine for non-returned owner/tenant agreement forms to \$100.00 a month. The motion passed unanimously.

Pat Hosford asked the Board to consider at least a \$500.00 a month fine as the homeowner is in violation if they do not have the tenant complete the owner/tenant agreement and \$100.00 a month may not be much of an issue for some people. There was much discussion and agreement on this.

Santo Perry moved and Donna Ebling seconded the motion to raise the fee from \$100.00 a month to \$500.00 a month for being in violation of the owner/tenant agreement.

CORRESPONDENCE:

The Board received a thank you from Christ the Servant Lutheran Church for our donation in memory of Nancy Ellis.

The Board received a thank you from WARM for our donation in memory of Richard Page.

The Board received a Christmas card from Deena Haskin and family for the Board and all community members.

The Board received a Christmas card from the Sansones for all in the Myrtle Trace community.

The Board received a thank you from the Alzheimer’s Association for our donation in memory of Fred Barrett.

The Board received a thank you from Diane Gascoigne for the holiday gift.

The Board received a thank you from Jean Hohenberger for the holiday gift.

The Board received a thank you from Ted Ackley for the holiday gift.

The Board received a thank you from the ARC Committee thanking the Board for the holiday appreciation event.

I WISH:

Nancy Southard said she wishes everyone to have a happy Christmas and New Year and she wishes our country would come back together. It is a great concern. She thanked everyone in Myrtle Trace for keeping it a viable and self-governed community.

Renzo Falcinelli wishes for a return to civility locally and nationwide. He said we are heading down a path that is almost irreversible. He said he hopes every resident in Myrtle Trace has the same wonderful experience as he has had while living here.

Donna Ebling wishes everyone in Myrtle Trace to have patience during the upcoming projects and she wishes good health and welfare for all the people in our community.

Santo Perry wishes everyone a Merry Christmas and Happy New Year.

Les Gerhart thanked the Activities Committee for their gift to the Board.

**Santo Perry moved and Renzo Falcinelli seconded the motion to adjourn the meeting at 10:25 a.m.
The motion passed unanimously.**

Respectfully submitted,

Diane Gascoigne, Recording Secretary