

**MYRTLE TRACE HOMEOWNERS ASSOCIATION**  
**CONWAY, SOUTH CAROLINA**  
**BOARD OF DIRECTORS MEETING –March 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, Santo Perry and Donna Ebling

***Absent:*** Terry McTarnaghan,

***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 Artz, Dave Smyth, Tom Gray, Darryl Rhodes, Paul Sallas and Diane Gascoigne - Recording Secretary.

**PUBLIC PARTICIPATION:**

There was no public participation at this meeting.

**NOTE OF PASSING RESIDENTS:**

Joyce Remaly of 101 Cedar Ridge Lane passed away on February 21, 2018

Siegfried “Fred” Krause of 230 Cottonwood Lane passed away on February 26, 2018

Howard Gump of 136 Berry Tree Lane passed away on February 27, 2018

Frank Moore of 119 Laurelwood Land passed away on February 27, 2018

Mildred “Mitzi” Maass of 208 Butternut Circle passed away on March 1, 2018

Jeffrey Moyer of 206 Beechwood Court passed away on March 6, 2018

**NOTE OF NEW OWNERS:**

Charles T. and Glenda M. Mirandina purchased 226 Cedar Ridge Lane on February 22, 2018

Jose and Jennifer Rebocho purchased 102 Walnut Circle on February 26, 2018

Steven J. and Jane A. Mulder purchased 214 Glenwood Drive on February 27, 2018

Lynda L. Moore purchased 114 Timberline Drive on February 28, 2018

David L. and Pamela R. Hartford purchased 101 Boxwood Lane on March 2, 2018

Judith A. Svoboda purchased 249 Cottonwood Lane on March 8, 2018

**APPROVAL OF MINUTES:**

There was a change in language from linear square feet to linear feet and an address change.

**Renzo Falcinelli moved and Santo Perry seconded the motion to accept the minutes as corrected of the February 21, 2018 Board of Director’s meeting. The motion passed unanimously.**

**COMMITTEE REPORTS:**

**ACTIVITIES COMMITTEE** – Pat Paxson reviewed upcoming events. She said her committee has decided to allow entertainers to bring one guest to events with the approval of the Board. There was much discussion on this and Pat said she would like to know the Board’s decision before the committee’s next meeting. Pat said she would also like to know if the Activity Committee’s guidelines have been accepted before their next meeting.

**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 are two agendas for review.

**Santo Perry moved and Renzo Falcinelli seconded the motion to accept the ARC reports. The motion passed unanimously.**

**PROPERTY COMMITTEE** – Nancy Southard said transfer pump C in Phase 8 was not functioning. It falls under the Repair and Replacement Fund. It was replaced for \$561.00. Richard McEvoy talked about the flow meter on System B which is being tested. He received an estimate for \$1,500.00 to replace it. Richard asked the Board for approval. The Repair and Replacement Fund has \$850 available for this.

**Santo Perry moved and Renzo Falcinelli seconded the motion to replace the System B flow meter at a cost not to exceed \$1,500.00. The motion passed unanimously.**

Tom Gray discussed the roads. He has requested cost estimates from Palmetto Paving. Tom said the area of Myrtle Trace Drive from Laurelwood Lane to Cedar Ridge Road is getting really bad. He will continue to get estimates for milling of the pavement as well as filling in the potholes. This area is about ¼ of a mile long. There are other areas in the community with potholes as well. Palmetto is the company Tom has been talking to. Nancy said Coastal has done work in our community in the past as well. Richard asked for an explanation of the Repair and Replacement Fund and Nancy explained it. Clubhouse cleanliness was also discussed.

**Renzo Falcinelli moved and Donna Ebling seconded the motion to accept the Property Committee Report. The motion passed unanimously.**

**COMMUNICATIONS COMMITTEE** – Ted Ackley had nothing to add to his report but did pass out new Myrtle Trace Phone Directories to the Board and Committee Chairs. He said Carol Blonowicz of Myrtle Trace Drive contacted him about assisting him with the News & Views; he said she will be the assistant editor.

**Donna Ebling moved and Renzo Falcinelli seconded the motion to accept the Communications Committee Report. The motion passed unanimously.**

**TREASURER'S REPORT** – Nancy Southard reported for Terry McTarnaghan in his absence. We are in good financial shape to date. Money not used for lakes and infrastructure in 2017 has been put into a savings account.

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

**NEW BUSINESS:**

- **Lake Preservation Action Committee Update** – Dave Smyth gave an update. He said the Board gave their committee five charges and the first was to select the company to dredge Lake Oriole, Sparrow and part of Lake

Cormorant. The committee has met nine times and they have sent out six requests for proposals and so far have received two. The committee looked them over and made a recommendation to the Board. Work should commence within 30 days of a contract being signed. Nancy said the Board has passed this on to the Myrtle Trace attorney. She thanked Dave's committee once again for all their work. The total for this project is not to exceed \$20,953.76.

- **ARC Recommendation** – Pat Hosford presented a recommendation to the Board regarding replacement windows. Metal or bronze windows have been used in the past. Residents want to use vinyl which is understandable. ARC will need to add to their guidelines that vinyl windows may be used for replacement with colors to coordinate with house colors and colors must be agreed upon by the ARC Committee before purchase. The new guideline would allow ARC to go to residents on an individual basis to find a house and window paint colors that are compatible. Pat also requested to repaint the house color chips as they are old and faded. The cost would be approximately \$70.00 and is not currently in the ARC budget.

**Renzo Falcinelli moved and Donna Ebling seconded the motion to accept the Architectural Review Committee's recommendation for the new guideline and the approval of \$100.00 to purchase paint and supplies. The motion passed unanimously.**

Nancy asked Pat to put a notice in the May "News and Views".

- **Stolen Shrubbery** – Nancy said a lot of shrubbery was stolen on Myrtle Trace Drive going towards the hospital. She feels it needs to be replaced and has asked Al Hardee for a quote to replace them. It would be approximately \$452.00.

**Santo Perry moved and Renzo Falcinelli seconded the motion to replace the shrubbery that was stolen. The motion passed unanimously.**

- **Myrtle Trace Volunteer Luncheon** – Nancy said there are 164 residents eligible to attend the luncheon on April 28<sup>th</sup>. Nancy will send an email to the chairpersons of each committee/group to share with their members.

#### **CORRESPONDENCE:**

The Board received a thank you from Waccamaw Regional Foundation for Disabilities and Special Needs for our donation in memory of Rocco Cartisano.

The Board received a thank you from Samaritan's Purse for our donation in memory of Siegfried "Fred" Krause.

#### **REMARKS FOR THE GOOD OF THE ORDER:**

Donna thanked the ARC Committee. She is the Board liaison to this committee and applauds their efforts.

Santo thanked Dave Smyth and Rich McEvoy. He has been working with them and has learned a lot from them.

Nancy thanked Tom Gray for becoming active in the community and his work on the roads. She thanked Paul Sallas for his work on the lakes. She thanked Dave Smyth for his committee's work again and thanked ARC for their decision on the windows. She also thanked Pat Paxson and Rich McEvoy.

Renzo thanked Pat Paxson for putting on the St. Patrick's Day party. It was great.

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

Respectfully submitted,

Diane Gascoigne, Recording Secretary