

MYRTLE TRACE HOMEOWNERS ASSOCIATION
CONWAY, SOUTH CAROLINA
BOARD OF DIRECTORS MEETING – February 20, 2019

CALL TO ORDER: The meeting was called to order by Santo Perry at 8:58 a.m.

ATTENDANCE: *Board Members:* Santo Perry, Les Gerhart, Donna Ebling, Pat Paxson and Mary L'Heureux

Committee Chairpersons: Ted Ackley - Communications Committee, Pat Hosford and Jenny Jenemann– Architectural Review Committee, Richard McEvoy - Property Committee, Marie Tims - Activities Committee

Also present were: Jim Luneke - Administrative Consultant, Marjorie Anctil, Anthony Rallo, Nancy Southard, Herman Rebocho, Deborah Snitzer, Elizabeth Borkowski, Mary Johnsen, Barbara Artz, Sue Sorrell, Tom Gray, Joe Martin, John and Diane Sperger and Diane Gascoigne - Recording Secretary.

RESIDENT PARTICIPATION:

- ♣ Marjorie Anctil discussed a concern she has with the language for allowing tree removals on common property.
- ♣ Sue Sorrell discussed concerns with the clubhouse parking lot and the need for enlarging it. She also recommended the installation of a sign to indicate where the clubhouse is located.

Santo Perry said these concerns will be taken under advisement by the Board and they will get back to them.

NOTE OF NEW OWNERS:

William and Barbara Driver purchased 101 Cedar Ridge Lane on January 9, 2019
Jack and Elizabeth Faries purchased 233 Candlewood Drive on January 10, 2019
Maureen Shirley purchased 1215 Loblolly Lane on January 10, 2019
Patricia Thompson purchased 104 Bentwood Circle on January 24, 2019
Henry and Cynthia Harrison purchased 111 Cedar Ridge Lane on January 31, 2019

APPROVAL OF MINUTES:

Pat Paxson moved and Donna Ebling seconded the motion to accept the minutes of the January 16, 2019 Board of Director's meeting. The motion passed unanimously.

Donna Ebling moved and Mary L'Heureux seconded the motion to accept the minutes of the February 2, 2019 Myrtle Trace Homeowner's Association Annual Meeting. The motion passed unanimously.

Donna Ebling moved and Mary L'Heureux seconded the motion to accept the minutes of the February 2, 2019 Special Board Meeting. The motion passed unanimously.

COMMITTEE REPORTS:

ACTIVITIES COMMITTEE – Marie Tims discussed a few issues at the latest clubhouse events. The way the 50/50 raffle is dispersed was the major issue brought up.

Donna Ebling moved and Mary L'Heureux seconded the motion to accept the Activities Committee report as written. The motion passed unanimously.

ARCHITECTURAL REVIEW COMMITTEE - Pat Hosford said there were two agendas for review. She also said in 2019 she and Jenny Jenemann will co-chair the ARC Committee. She requested that the recording secretary also deliver a packet of the Board minutes and all committee minutes to Jenny when delivering the others.

Mary L’Heureux moved and Donna Ebling seconded the motion to accept the ARC reports. The motion passed unanimously.

PROPERTY COMMITTEE – Richard said there is an issue with one of the HVAC units and Thor Kongvold is looking at it. They have received two estimates and the company with the lower bid has a better warranty. Both companies recommended replacing both units at once as they are out of date and parts are no longer available. The Property budget did not allow for all of this and there will be a shortfall of about \$3,000.00. Nancy Southard asked if there are any rebates to help with this and Rich said he believes there are. Pat Hosford made a correction to the section of the Property Committee minutes dealing with lake retention walls.

Pat Paxson moved and Donna Ebling seconded the motion to accept the Property Committee report with the correction made by Pat Hosford. The motion passed unanimously.

COMMUNICATIONS COMMITTEE – Ted Ackley said he had one addition to his written report. He is working with Lena Janovitz on a potential back-up person for her position of maintaining the database for the Myrtle Trace phone book. They will probably have this accomplished this month.

Donna Ebling moved and Mary L’Heureux seconded the motion to accept the Communications Committee Report. The motion passed unanimously.

TREASURER’S REPORT – Donna Ebling said January was a good month as many people pay in advance for their Homeowner’s dues. This will not continue as the year goes on. She also said one CD was moved to a bank giving a higher interest rate.

Mary L’Heureux moved and Pat Paxson seconded the motion to accept the Treasurer’s Report. The motion passed unanimously.

NEW BUSINESS:

- **Introduction of 2019 Board Members** – Santo Perry, President; Les Gerhart, Vice President; Donna Ebling, Secretary/Treasurer; Mary L’Heureux, Member at Large; Pat Paxson, Member at Large.
- **Scheduled Date of the February 2020 Annual Meeting, February 1, 2020** – Les Gerhart has arranged for the meeting room at Horry Georgetown Technical College.
- **Acceptance of Committee Chairs and Members** – Chairpersons of the four Myrtle Trace Committees are: Marie Tims, Activities Committee; Pat Hosford and Jenny Jenemann, co-chairs of the Architectural Review Committee; Ted Ackley, Communications Committee and Richard McEvoy, Property Committee.
- **Myrtle Trace Volunteer Luncheon** – This luncheon will be held on April 27, 2019 from 12:00 p.m. until 3:00 p.m.
- **New Residents Orientation, January 27, 2019** – This is held twice a year and the next orientation will be in June or July.
- **2018 MTHOA Tax Preparation, Sherry L. Freudiger, CPA, PA** – Jim Luneke said the audit has been submitted to Sherry, our CPA. Taxes will be done. They are not due until April 15, 2019.

- **2018 MTHOA Audit, Phillips, Currin and Company CPA's, LLC** – After the taxes are done, Sherry Freudiger sends them on to Phillips, Currin and Company CPA, LLC to file an extension. There will be no result of the audit until sometime this summer.
- **ARC's Recommendation of a Revision to the Fine System** – Pat Hosford stated that the fines levied for not adhering to Myrtle Trace Guidelines and Covenants are no longer sufficient to deter infractions. The Board will discuss the proposed increases at their next workshop. The existing fines have been effect for over ten years.

CORRESPONDENCE:

The Board received a thank you note from Dolores McManus for our donation given in memory of Daniel McManus. The Board received a thank you from Embrace Health Care for our donation given in memory of Antoinette Dragovich. The Board received a thank you note from Caris Health Care for our donation given in memory of Audrey Pratt. The Board received a contribution statement from Grand Strand Baptist Church for our donation given in memory of Betty Wise.

COMMENTS: Jim Luneke said DHEC has notified Myrtle Trace that our Ground Water Permit expires on August 2, 2019. Jim said he was mentioning this because of the work that will be being done by the back gate. DHEC is looking at the possibility of allowing us less water. We have never gone over our allotted amounts and Jim suggests we file for this renewal permit as early as possible.

REMARKS FOR THE GOOD OF THE ORDER:

Santo thanked the other Board members for electing him president. He said he has big shoes to fill. He wants to serve and welcomes the new committee chairpersons.

Mary L'Heureux thanked her fellow Board members for their welcome and support.

Les Gerhart said he attended two meetings with Nancy Southard this month regarding widening the various roads. It appears Mr. Vaught, our county councilman, agrees to turning away from the right hand turn lane into Myrtle Trace; so keep your fingers crossed. Maybe this will all go away. He recommends not waiting to purchase the two new HVAC systems. Les told Richard McEvoy he thinks there is some financial assistance for putting in speed bumps on Myrtle Trace Drive through the County Engineering Department. He gave Rich the number. They would pay for everything; however, there is a long waiting list. Les said he also goes to the meetings for the Lake Management Action Committee. They had a concern about how much money is available for this project. Jim Luneke said they will receive the money in March. There will be more left at the end of the year.

Pat Paxson thanked everyone for electing her to the Board and said she views this as a good learning experience.

Donna Ebling welcomed everyone who came today and said the Board is here for you. She thanked Les Gerhart and Jim Luneke for all their help in her new position as secretary/treasurer. She thanked Nancy Southard again and the committee chairpersons for all the work they do.

Les Gerhart moved and Pat Paxson seconded the motion to adjourn the meeting at 10:00 a.m. The motion passed unanimously.

Respectfully submitted,
Diane Gascoigne, Recording Secretary