

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

CALL TO ORDER: The meeting was called to order by Santo Perry at 9:00 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

Contractors: Jim Luneke - Administrative Consultant and Diane Gascoigne - Recording Secretary

Also present were: Marjorie Anctil, Nancy Southard, Herman Rebocho, Deborah Snitzer, Elizabeth Borkowski, Barbara Artz, Sue Sorrell, Mike and Joanna Wilcox

RESIDENT PARTICIPATION:

None

NOTE OF PASSING RESIDENTS:

Barbara Tift Brown of 113 Myrtle Trace Drive passed away on February 3, 2019

Al Orth formerly of 110 Mayberry Lane passed away on February 28 2019

John Sargent of 203 Hickory Drive passed away on February 25, 2019

NOTE OF NEW OWNERS:

John and Patricia Mannen purchased 115 Boxwood Lane on February 26, 2019

APPROVAL OF MINUTES:

Donna Ebling moved and Mary L’Heureux seconded the motion to accept the minutes of the February 20, 2019 Board of Director’s meeting. The motion passed unanimously.

COMMITTEE REPORTS:

ACTIVITIES COMMITTEE – Marie Tims reported.

Pat Paxson moved and Donna Ebling 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.

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

PROPERTY COMMITTEE – Richard reported on an update of tree disposition at 197 Glenwood. Pat Hosford questioned the decision as she saw the tree as being healthy and not in violation of the rules for removing. ARC and Property guidelines are the same concerning tree removal. She asked what the Property Committee saw that the ARC Committee did not. Rich responded saying only the top 20’ of the tree would be removed, leaving the trunk. Pat reiterated this does not follow the guidelines and Richard said his committee would attempt to come up with another method that follows the guidelines.

Donna Ebling moved and Pat Paxson seconded the motion to accept the Property Committee report. The motion passed unanimously.

Richard then brought up several issues for address.

- Request for removal of a tree on 197 Glenwood which was just addressed.
- The committee received bids to replace two A/C units at the clubhouse. The best bid was from L. L. Hearl For \$11,040.00 to replace both units. Richard asked for Board approval.

Les Gerhart moved and Donna Ebling seconded the motion to have L. L. Hearl replace two A/C units at the clubhouse for a cost of \$11,040.00. The motion passed unanimously.

- Dun Rite was the company with the best bid for maintenance of the MTHOA pool at a cost of \$5,500.00. Rich said they hope to be done by the first of May. Santo Perry said the Board will take this under consideration by April 3rd.
- Two homeowners on Loblolly are requesting a solution to the 40-50” of water that sits out front of their houses from recent storms. Les Gerhart asked Rich if there was a simple solution to this problem and Richard said a dry well would be the answer.
- In regard to the 2019 budget, the Property Committee was allotted less money than in 2018 for pool chemicals. Richard asked the amount to be the same as it was in the 2018 budget.

COMMUNICATIONS COMMITTEE – Ted Ackley said he had one addition to his written report. The 2019 edition of the Myrtle Trace Phone Directory is complete. He passed out special editions to all Board members and Committee Chairs. The rest of the community will receive them on March 29th.

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 the Board made some changes to CD’s. They combined two for a 13 month period. Expenses this month were in line with the budget.

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

OLD BUSINESS:

- **Volunteer Lunch** – Santo Perry said the invitations were late in going out. The date and time for this function is April 27th from 12:00 p.m. to 3:00p.m. He asked all committee chairs to apprise their people.
- **Kitchen Renovation** – The Board will be meeting with the Kitchen Committee the week of March 24th.

NEW BUSINESS:

- **Nominating Committee** – Les Gerhart passed out a policy guideline for this committee to all Board members. He requested everyone look at it before the scheduled workshop.
- **Acceptance of New ARC Committee Policy Fines** – Pat Hosford once again went over the revision to the fine system. April 1st is the implementation date. This information will be in an upcoming issue of the “News and Views.”

Mary L’Heureux moved and Donna Ebling seconded the motion to approve the change to the Architectural Review Committee fine system. The motion passed unanimously.

REMARKS FOR THE GOOD OF THE ORDER:

This time was taken up with a 20 minute public participation.

Pat Paxson moved and Mary L’Heureux seconded the motion to adjourn the meeting at 9:55 a.m. The motion passed unanimously.

Respectfully submitted,
Diane Gascoigne, Recording Secretary