

**MYRTLE TRACE HOMEOWNERS ASSOCIATION  
CONWAY, SOUTH CAROLINA  
BOARD OF DIRECTORS MEETING – JUNE 19, 2019**

**CALL TO ORDER:** The meeting was called to order by Les Gerhart at 9:00 am

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

**Absent:** Santo Perry, Diane Gascoigne

**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 Terry Eisenhardt, Secretary Archectural Review Committee

**Also present were:** Gary Main John Got, Marilyn Got, Elizabeth Borkowski, Mary Johnson, Paula Muti, Herman Rebocho, Debbie Snitzer, Elizabeth Cindrigh, Joanna & Mike Wilcox, Colleen Carter, Marjorie Anctil, Don Johnsen Nancy Southard, Dot Silvernail, Sandra Main, Barbara Artz, Susan Sorrell, Sharon & Tom Grabowski, Jean Barber, Cynthia Harrison, James Smith, John Walko, Dianne McDonough, Joanne Sutherland

**RESIDENT PARTICIPATION:**

- John Walko had a question about when do residents get to vote on an expenditures, especially a large one as the remodeling of the kitchen. Les explained the procedure and how long this project has been on the agendas. Various residents also had questions but the members in charge of this project were not present to provide answers.
- James Smith expressed concerns over speeding by contractors and residents. Several residents suggested speedbumps or fines. We have no authority to issue a fine.
- Nancy Southard asked if we were changing the pool water from salt water back to chlorine. Richard McEvoy said it was investigated but the pool will remain salt water.
- Sue Sorrell discussed the problem of geese droppings. The Board is aware of the problem and it is looking into solutions.

**NOTE OF PASSING RESIDENT**

Charles Conklin of 250 Cottonwood Lane passed away on June 6, 2019. Les asked for a moment of silence.

**NOTE OF NEW RESIDENTS:**

Mark and Peggy Shimer purchased 206 Butternut Cir -May 6, 2019

Lester and Susan Brown purchased 217 Candlewood Ln – May 9, 2019

Linda A. Loughery purchased 186 Glenwood Dr.– May 15 2019  
Brian and Ria Root purchased 237 Candlewood Dr.- May 28, 2019  
Keith and Beth Duke purchased 122 Hickory Dr. – May 31,201\*  
(were previous renters on Birchwood Dr.)  
Robert and Cathy Smith purchased 134 Myrtle Trace Dr. – June 17, 2019

#### **APPROVAL OF MINUTES;**

**Donna Ebling moved and Pat Paxson seconded the motion to accept the minutes of the May 15 2019 meeting. The motion passed unanimously.**

#### **COMMITTEE REPORTS:**

**ACTIVITIES COMMITTEE:** Marie Tims stated the Memorial Day parade and party were a success and reminded us of some upcoming events such as a Pizza Party, July 4<sup>th</sup> Pool Party and the AARP Smart Driving Program.

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

**PROPERTY COMMITTEE:** Richard McEvoy presented his report regarding hiring a new cleaning company. It was suggested that more than one company be interviewed before a decision is made. Pat Hosford questioned which lake aerator was not working. Donna asked about stocking the lakes with fish. We did not get fish last year. Paul Sallas has contacted Lake Management, they will stock the lakes.

**Donna Ebling moved and Pat Paxson seconded the motion to accept the minutes. The motion passed unanimously.**

#### **ARCHITECTURAL REVIEW COMMITTEE:**

Pat Hosford presented two agendas for review.

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

#### **TREASURER’S REPORT –**

Donna Ebling reported we are in good standing. We received interest on a CD, our road resurfacing is on hold and have normal expenditures to maintain our community in good condition.

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

#### **OLD BUSINESS:**

**Roads – no update at this time**

**Kitchen remodeling** no update at this time

**Pool lock** - There is no problem with the lock

**Right of Way** – Nancy Southard met with John Vaught and a lawyer then presented our reasons to the DOT why there should not be a right turn lane from Rt 501/Myrtle Ridge Road. She was happy to report they agreed with our reasoning and signed an agreement with the Myrtle Trace Association not to go forward with this project.

**Pool** – Rich stated the pool will stay a salt water pool.

**Number of rentals:** Several residents expressed concern and wondered if there could be a codicil with a cap number. This is not doable according to our covenants. We could have our lawyer come to a meeting to explore this further but it would be billable hours.

**Pine Straw** - Restricting Pine Straw as a ground cover is not feasible due to the many Pine Trees in our community. It was stated that fire spreading is more prone due to the wind blowing in the air onto the asphalt roofs. The Board is looking for other options.

**Permit for ground water.** Jim Luneke stated the permits have been ordered.

## **NEW BUSINESS;**

The dates for the next two Board meetings will be July 3 and August 7

We are expanding the search for a new cleaning contactor

A Newcomer's Reception is scheduled for June 23

No Trespassing signs on all lakes

Phase 5 Rep Pall Sallas will be away for the summer

## **BOARD BRIEFS**

## **CORRESPONDENCE**

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

Donna Ebling stated it was good to see so many people at the meeting. She also apologized for any misunderstanding with the Board members because of the many hot topics.

Pat Paxson said she hopes the many residents here today will continue to be active and perhaps join one or more of the many committees, as well as running for the Board.

Les Gerhart was pleased to see the room filled even with raised voices. It's good to have everyone express their opinions. He also hopes that if approached by the Nominating Committee some of you will say yes.

**Pat Paxson moved and Donna Ebling seconded the motion to adjourn the meeting at 10:30 a.m. The motion passed unanimously.**

**Respectfully submitted,  
Terry Eisenhardt , ARC Secretary**

