

**MYRTLE TRACE HOMEOWNERS ASSOCIATION**  
**CONWAY, SOUTH CAROLINA**  
**BOARD OF DIRECTORS MEETING – SEPTEMBER 18, 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, Pat Paxson, Mary L’Heureux and Donna Ebling

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

***Absent:*** Richard McEvoy - Property Committee

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

***Also present were:*** Anne Kongvold, Donald Johnson, Herman Rebocho, Mary Johnsen, Darry Rhodes, Roger Kirschner, Thomas Gray, Paul and Ginger Sallas, Nancy Southard, Joseph Riccioli, Barbara Artz, Mike and Joanna Wilcox, Liz Maas

**RESIDENT PARTICIPATION:**

- Anne Kongvold said the Activities Committee would like the Board’s permission to have a memorial service for Al Hardee. The Board agreed and Santo Perry told Anne to get permission from the family and propose a date.
- Darryl Rhodes said a letter has been sent to the Property Committee but he also wanted to address the Board. Three or four trees fell down during the last storm and one is lying over the pump in a lake. Santo told him to call the Property Committee and check on it.
- Darryl also said the old pump almost flooded out again. He thinks the line coming out of the pump has roots in it and would like someone to check it out. There was more discussion on this from other people.
- Nancy Southard said she is sorry we have the type of people in our community that complain and abuse volunteers rather than offering to volunteer for anything themselves.
- Nancy also asked if we could do something besides the memorial service to honor our long-time friend and valued associate, Al Hardee. She suggested planting a tree with a plaque at the base.
- Richard McDavid with PFC, the company that did our completed road work, said that Richard McEvoy and Thomas Gray did an excellent job and it couldn’t have been done without them. There were challenges with some residents.

**NOTE OF PASSING RESIDENTS:**

Although not a resident, we recognize the passing of our friend and colleague, Al Hardee.

**NOTE OF NEW OWNERS:**

Alex and Linda Strogon purchased 121 Mayberry Lane on August 14, 2019.

Joseph Bastian purchased 227 Cottonwood Lane on August 20, 2019.

Larry and Suzanne Martin purchased 102 Hickory Drive on August 20, 2019.

Don Johnsen purchased 207 Cedar Ridge Lane on August 29, 2019.

**APPROVAL OF MINUTES:**

Ted made a correction on the last page of the minutes, under Remarks for the Good of the Order. Under Les’ comments it said eight people are on the Nominating Committee and three will be permanent. It should read eight people are on the Nominating Committee and three people will be selected outside of the standing committees.

**Pat Paxson moved and Donna Ebling seconded the motion to accept the minutes of the August 7, 2019 Board of Director’s meeting as corrected. The motion passed unanimously.**

**COMMITTEE REPORTS:**

**ACTIVITIES COMMITTEE** – Marie Tims reviewed the past month’s events. She thanked the Property Committee for their hard work in the heat during the road work project. They are under-appreciated and over-worked.

**Mary L’Heureux moved and Pat Paxson 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.

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

**PROPERTY COMMITTEE** – Liz Maas reported for Richard McEvoy. Ted Ackley said the report should be changed to reflect that Ashwood Circle is in Phase Six not Phase Five. Liz said Richard was abused so much by residents during the road repair project that she is embarrassed for this community. Richard is quite discouraged. Richard and Thomas and all others that **volunteered** to help with this project are neighbors just like everyone else and they are very knowledgeable. Richard McEvoy has submitted his resignation as chair of the Property Committee. The committee did not accept his resignation and asked him to take a month to think about it. Les Gerhart commented that he was very disappointed in recent events. He said something has gone terribly wrong in Myrtle Trace. Residents never used to act like this. This is not the way he thought Myrtle Trace was and if it doesn’t change, it is not a place he thinks he wants to live. It **has** to change. Pat Paxson said she knows there is now a problem throughout the country but unfortunately we have just seen it here. This is deplorable behavior.

**Mary L’Heureux moved and Donna Ebling seconded the motion to accept the Property Committee report. The motion passed unanimously.**

**COMMUNICATIONS COMMITTEE** – Ted Ackley said the October 2019 Directory has been printed and will be delivered on October 1<sup>st</sup> to residents. Darryl Rhodes mentioned that fliers for the next “News and Views” must be submitted to Jeannie Rhodes by the 15<sup>th</sup>.

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

**TREASURER’S REPORT** – Donna Ebling said as of August 31, 2019 there are no issues regarding CD’s. The budget is down in prepaid dues. The MTHOA is doing very well at the moment and we are on target. Jim Luneke mentioned a clerical error in the Treasurer’s Report. It looks like there are two incomes. The second income should have the word “net” added to it.

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

**OLD BUSINESS:**

- **Pros and Cons of Road Sealing** – Santo Perry said the Board had wanted to see if we could prolong the life of the roads rather than spend a lot of money to mill the roads, etc. at this time at an estimated cost of 1.5 million dollars per mile. That is why the Board chose to do it the way it was done. He was disappointed in the way

many residents acted even though they had advance notice of all road closings and alternate traffic patterns. He said maybe we should have just gone ahead and done an assessment at \$500.00 or more per residence; maybe then the offenders would understand the Board is trying to work with the community and for them. With this said, Santo wants to buy the Property Committee and anyone else who volunteered to help with this project lunch at the clubhouse in appreciation for all they did and all the abuse they were forced to encounter. Thomas Gray shared that he was almost run over by one irate resident because he did not want to go with the alternate traffic pattern. He along with other volunteers were verbally abused. One person drove all the way down Myrtle Trace in the wrong lane, through wet blacktop. Roger Kirschner shared more abuse stories. He said some of the new residents in our community who don't read the "News and Views" or look at our website think volunteers are paid. These are volunteers working to make our community a wonderful place to live. He suggested putting an article in the next "News and Views" that we are a self-run and self-governed community and we are all volunteers here. This is why our dues are low. Nancy Southard said many people don't read the "News and Views" or look at the Myrtle Trace website and just go about their business. She said things are changing in Myrtle Trace and it is very upsetting. Mary L'Heureux said she doesn't know how to change people but we do need to let them know this is how it is done here in our community. Pat Hosford said she thinks new residents regard Myrtle Trace as just a place to live now and not a community to be a part of. Herman Rebocho said people don't think the rules apply to them. People are unwilling to change their routine even for a couple of days.

- **Clubhouse Cleaning Review** – Santo Perry said the Property Committee hired a new cleaning company for the clubhouse and they started last week. He asked everyone to look around. He sees a difference and asked people to let the Board know if they notice any problems.

#### **NEW BUSINESS:**

- **2020 Budget** – Al Hardee was unable to submit his portion of the 2020 budget before his death. Santo will speak to Barney today to be sure we are in line with what they are asking for.
- **Nancy Southard for the Past President's Council – Nominating Committee Recommendations** – Nancy gave the Board copies of the Nominating Committee policy recommendations saying they hope the Board will adopt these recommendations. Donna Ebling questioned what was to be done if three at-large members are not acquired. Nancy said if this were to happen it would be addressed at that time. Pat Paxson questioned eight people as opposed to six people. Mandating eight people may be difficult. Santo Perry said they will discuss the proposed Nominating Committee recommendations at their next workshop.
- **Change of Board Meeting Date** – Santo Perry said the Board is changing the October meeting date to October 23<sup>rd</sup>. He is sorry for the inconvenience but several members of the Board will be unavailable on the original date.

**CORRESPONDENCE:** The Board received a thank you from the American Diabetes Association for our contribution in memory of James Blevin.

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

Santo Perry said he was shocked at the reports he received regarding resident's actions regarding the road project. He and his wife came to Myrtle Trace because it was a community. He appreciates the volunteers in our community. Trying to get more people involved in volunteering will take talking to our neighbors – seeing what they want and asking them to get involved. Santo said it may be hard to get volunteers at this point if we have another project that needs to be done. Les Gerhardt said he thought he had said enough and Pat Paxson reiterated that. Donna Ebling said she

saw the results of some of the volunteers on the road project getting sprayed with hot blacktop and yet they refused to leave their positions. Then they had to put up with the unacceptable behavior of some residents towards them. Donna said we have to remember all residents are not like this or we won't have a Board and we will end up with a management company. She suggested holding a fair to let everyone know what the community committees and volunteers do. Each committee could man a table in the clubhouse and tell new residents what they do. Maybe this would help in the situation we are in. Mary L'Heureux thanked the volunteers on the road project again for hanging in there.

**Mary L'Heureux moved and Pat Paxson seconded the motion to adjourn the meeting at 10:19 a.m. The motion passed unanimously.**

Respectfully submitted,  
Diane Gascoigne, Recording Secretary