

**MYRTLE TRACE HOMEOWNERS ASSOCIATION**  
**CONWAY, SOUTH CAROLINA**  
**BOARD OF DIRECTORS MEETING – OCTOBER 23, 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– Architectural Review Committee, Marie Tims - Activities Committee, Liz Maas – Property Committee

***Absent:*** Jenny Jenemann – Architectural Review Committee Richard McEvoy - Property Committee

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

***Also present were:*** Anne Kongvold, Herman and Debbie Rebocho, , Nancy Southard, Paul and Gayne McDonnell, June Darville, Cathy Smith, Joe Martin, Gary and Sandra Main, Thor Kongvold, Nancy Seeds, Kathy Gerhart, Lois Totura, Bob Ebling, Marjorie Anctil, Betty Alexakos and Bill Fox

**RESIDENT PARTICIPATION:**

- Paul and Gayne McDonnell addressed the situation with the well and berm near their home on Cedar Ridge Lane. They are concerned with a portal left open where non-residents can enter the community. It has been five weeks since work was done there and it is still a mess. They are concerned with safety issues. They also wanted to know what would be happening with the berm. Santo Perry said the berm will be replaced but will not be as full as it was.
- June Darville discussed a situation from five years ago where a mentally ill man escaped from police at Conway Medical Center and was found on Candlewood Drive. This has just happened again and June wants residents to be aware of this and keep an eye out.
- Nancy Seeds said this year was the 10<sup>th</sup> Anniversary for the back gate decals. She would like to put an article in the “News and Views” for new residents explaining the reason for the decals and their guidelines.
- Anne Kongvold said their committee has received several possible dates from Karleen Hardee for the Memorial Luncheon for Al. They are November 6<sup>th</sup>, 11<sup>th</sup>, 12<sup>th</sup> and 13<sup>th</sup>. Santo Perry said the Board is not involved in the details of this and thanked Anne, Liz Maas and Mary Johnsen for their work on it.

**NOTE OF PASSING RESIDENTS:**

Donald Murray of 102 Myrtle Trace Drive passed away on October 11, 2019.

**NOTE OF NEW OWNERS:**

George and Kathy Fiornetino purchased 113 Myrtle Trace Drive on August 15, 2019.

Paula Hartmann purchased 245 Cottonwood Lane on September 3, 2019.

Clara Fernandez purchased 100 Linden Circle on September 23, 2019.

Greg Spellman formerly of 228 Wedgewood Lane purchased 104 Berry Tree Lane on September 23, 2019.

**APPROVAL OF MINUTES:**

**Donna Ebling moved and Mary L’Heureux seconded the motion to accept the minutes of the September 18, 2019 Board of Director’s meeting. The motion passed unanimously.**

**ACTIVITIES COMMITTEE** - Marie Tims gave her report.

**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 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. Santo Perry asked what the situation was with the chairmanship of the Property Committee. Liz said Richard has stepped down. Liz was co-chair so she will now be the chairperson of the Property Committee. Santo said the Board has not received a letter of resignation from Richard.

**Mary L’Heureux 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.

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

**TREASURER’S REPORT** – Donna Ebling said one of Myrtle Trace’s CD’s matured and the Board deposited this money in the appropriate account to issue a check for the completed road work. The remainder of the money from the CD will be put back into a new CD.

**Pat Paxson moved and Les Gerhart seconded the motion to accept the Treasurer’s Report. The motion passed unanimously.**

Jim Luneke said he has the completed 2019 audit from Phillips, Currin and Company. There was just one adjustment of \$1,500.00 regarding taxes. The Board needs to approve this. Jim said the excess revenue of \$90,000.00 went into Myrtle Trace’s various reserve funds. Jim also said he received the permit for our lakes. We have to be allowed to draw water for our lakes. We have four wells, one of which is closed. We were given 90 days to seal this well which is located on Candlewood Drive. Jim said he had requested 45 million gallons of water for the new permit. He was told we are in the Crouch River District and no one in this district is getting an increase in water allowance this time. The 42.5 million gallons we are currently allowed will stay in effect for the next five years.

**OLD BUSINESS:**

- **The Well** – Santo Perry said this was covered during Public Participation.
- **Kitchen** – Santo Perry said there is a revised plan for the kitchen. The cost went up because the clubhouse is zoned as a commercial building. Therefore, a commercial sized fan must be purchased for use with the stove. The fan was originally \$5,000.00; it is now \$20,000.00. The Kitchen Committee feels we do not need a stovetop in the kitchen as most food is brought in already prepared. Bill Fox of the Kitchen Committee said originally the stove was a stove with a stove top. The building is commercial so the stove top had to have a commercial hood.

With no stovetop, we do not need a hood. The ovens and microwave will suffice. Bill said Horry County code changes over time and it changed last year. Because of this the contractor had to come back. He found things that were not up to code with the wiring for the water tank. Work on the kitchen cannot begin until we are up to code. Compass Designs said it will cost \$1,800.00 to remove the old water tank and install the new one. Santo Perry said the Board would like this and the renovation to all be done at once. \$36,000.00 is what we will spend without the hood. This money will go towards the kitchen renovation. The Board hopes to have this done in January. The clubhouse will be closed during this time but access to the copier area will be available. Santo said they are looking at changing the hot water heater to propane. Everything has to be done in accordance with code.

**Donna Ebling moved and Les Gerhart seconded the motion to amend the Kitchen Committee's recommendation for refurbishment of the kitchen to allow for no stovetop and hence no hood. The motion passed unanimously.**

**Donna Ebling moved and Pat Paxson seconded the motion to replace the hot water tank with a propane tank and enclosure. The motion passed unanimously.**

- **Guidelines for Nominating Committee** – Donna Ebling said she would like to amend the section of these guidelines pertaining to appointments of members. It currently says “three additional at-large members”. She would like to amend it to say “three additional at-large members if possible.”

**Pat Paxson moved and Les Gerhart seconded the motion to change the verbiage to include the words, “if possible.” The motion passed unanimously.**

- **Tree for AI** – Santo Perry asked Nancy Southard to handle this as it was her idea. Nancy said she is thinking of an oak tree to be placed off Burning Ridge Road coming into our community in the berm on the left side. Pat Hosford offered to help with this project.

**Donna Ebling moved and Mary L’Heureux seconded the motion to appoint Nancy Southard head of this committee with Pat Hosford to help her chose a tree and purchase a plaque. The motion passed unanimously.**

#### **NEW BUSINESS:**

- **Sink Hole on Hickory Drive** – Santo Perry said there is a sink hole in a yard at 103 Hickory Drive. The Board is getting an estimate to fix it.
- **Berm by New Well on Myrtle Ridge Road** – Santo Perry said this was discussed during Public Participation.

**CORRESPONDENCE:** None

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

Pat Paxson said she appreciates everyone who attends the Board meetings, but if you are going to attend, please consider running for the Board.

Santo Perry said he appreciates all the work committee members do. He thanked Ted Ackley, Jim Luneke and Jean Hohenberger for all the work they do. He thanked Nancy Seeds for all her work with the car decals.

Les Gerhart said the Nominating Committee has been meeting since September. They had three candidates but one has withdrawn their name. This means the two existing candidates will be the new Board members if no one else comes forward. He said there are 500 homes in Myrtle Trace; we certainly should be able to come up with three candidates so we are able to vote. Les reiterated what Pat Paxson said; if you come to the meetings, consider running for the Board and tell your neighbors to run.

Donna Ebling said we need new residents to help run the community. Talk to your neighbors. If no one is willing to volunteer, we will end up with a management company. Our dues will go up exponentially and you will no longer be able to stop a Board member on the street and voice your concerns. She thanked Liz Maas for taking on the responsibility of Property Committee Chairperson.

Mary L'Heureux encouraged all those in attendance to talk to their neighbors about volunteering for committees and the Board.

**Donna Ebling moved and Les Gerhart seconded the motion to adjourn the meeting at 10:20 a.m. The motion passed unanimously.**

Respectfully submitted,  
Diane Gascoigne, Recording Secretary