

**MYRTLE TRACE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING – DECEMBER 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 – Architectural Review Committee, Jenny Jenemann – Architectural Review Committee, Donna Ebling representing Activities Committee, Leo Reger representing Property Committee

Absent: Marie Tims, Liz Maass

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

Also present were: Herman and Debbie Rebocho, Nancy Southard, Paul and Gayne McDonnell, Barbara Artz, Bob and Cathy Smith, Mary Johnsen, Celia Hummel, Anne Kongvold, Debi Perry, Ray Binis, Terry Eisenhardt, Lynda Moore and Lyle Kershner

RESIDENT PARTICIPATION:

- Paul McDonnell discussed the agreement made concerning replacement of the berm on Myrtle Ridge Road. He would like to know the time frame for the project. Santo Perry said the budget will be approved for the new berm today and he hopes the project can be completed before the end of the year.

NOTE OF PASSING RESIDENTS:

Tony Trignano of 203 Cedar Ridge Lane passed away on December 5, 2019

Charlie Thropp of 233 Cottonwood Lane passed away on October 23, 2019

NOTE OF NEW OWNERS:

Jeffrey and Kathleen DiMaio purchased 130 Berry Tree Lane on December 2, 2019

APPROVAL OF MINUTES:

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

ACTIVITIES COMMITTEE – Donna Ebling reported for Marie Tims. Donna said Marie is resigning as chairperson of the committee.

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.

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

PROPERTY COMMITTEE – Leo Reger reported for Liz Maass. Santo Perry told Leo he needs to know the situation with the pump behind the houses on Hickory Lane. Pat Hosford told Leo Lake Estate Management Company needs boat access to Lake Oriole and the ARC Committee was not informed of this before doing the retaining wall there. If Lake Estate Management Company is going to need boat access to Lake Dove, the ARC Committee needs to know this before they do the scheduled retaining wall on that lake. Leo Reger said Monte Construction Company is the company the Property Committee recommends for the sidewalk work in front of two houses on Cricket Court. There was a lot of discussion on where this project should begin and end as far as common property and homeowner property is concerned.

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

COMMUNICATIONS COMMITTEE – Ted Ackley had nothing to add to his report.

Pat Paxson moved and Mary L’Heureux seconded the motion to accept the Communications Committee report as written. The motion passed unanimously.

TREASURER’S REPORT – Donna Ebling said there was no CD activity this month. Les Gerhart said legal fees have increased due to having to consult our lawyer regarding tree removal fees. There have been a lot of expenses all of a sudden but we are still ok. Jim Luneke said at the end of December it looks like we are supposed to have \$70,000.00 to put in our reserves. If we are going to break even we don’t have it. We will be using some of our stored working capital. We have to have cash flow to cover our expenses early next year. We have to be careful. Les Gerhart said this has been a very bad year financially.

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

OLD BUSINESS:

- **Berm by New Well on Myrtle Ridge Road** – Santo Perry said two bids have been received for the work; one for \$5,800.00 and one for \$3,000.00.

Donna Ebling moved and Mary L’Heureux seconded the motion to accept Hardwick Company’s bid for \$3,000.00 to do the work on the berm on Myrtle Ridge Road. The motion passed unanimously.

- **Kitchen** – Santo Perry reminded everyone to remove anything from the clubhouse such as games that would be needed during the time there is no access to the clubhouse. This needs to be done before January 6, 2020. Santo also said the Activities Committee and the Property Committee must decide where to store things from the kitchen before the renovation begins. January 6th through February 17th, 2020 is the proposed time frame for the renovation.
- **Board Meetings for January and February, 2020** – Gayne McDonnell said there will be no charge to hold the January 15th meeting at Christ the Servant Lutheran Church Fellowship Hall. However, there

may be a charge in February. There is a smaller room available at no charge.

- **Policy** – Les Gerhart talked about the need to publish notices of new policies. This statement needs to go in the January issue of “New and Views”. Also we adopted something earlier this year with regard to people cutting trees down without ARC approval. It was never published. Les wants it published now, verbatim, so everyone knows this is the policy. People are cutting trees down all over the place without asking permission.

NEW BUSINESS:

- **Meeting the Candidates** – Les Gerhart said this year we have several candidates with a great deal of experience running for the Board. They are: Debbie Perry, Ray Binis and Nancy Southard. Santo Perry said we will not be able to hold our annual “Meet the Candidates” session in the clubhouse this year due to the renovation so if they would like to say anything now they may. All three candidates made statements, all concurring that we need to keep our community self-managed to stay the wonderful community we are.
- **Letter from residents** – The Board received a letter from Bob and Cathy Smith who moved to Myrtle Trace in June. Santo read the letter which was very complimentary about many things here in our community including the fact that it is kept as a self-managed community.

CORRESPONDENCE:

A thank you was received from Don Murray’s family for our donation in his memory.

A thank you was received from Heartland Hospice Memorial Fund for our donation in memory of Patricia McCourt.

Santo Perry said the Board had a Christmas celebration for the Communication Committee recently. They were overlooked last year when the Board provided refreshments at each committee’s December meeting.

REMARKS FOR THE GOOD OF THE ORDER – Santo Perry said more people seem to be attending the Board meetings and we are getting a sense of where we want to go. Les Gerhart said Horry Georgetown Technical College is asking Myrtle Trace for a \$1,000.00 Certificate of Insurance for the use of their building for our annual meeting which is held there each year. Our insurance company is very slow in responding and Les said if we don’t hear from them by the first of the year we should ask for our unpaid premium back and look elsewhere for insurance.

Everyone on the Board wished all those in attendance a Merry Christmas and happy holidays.

Lyle Kershner asked to speak. He wanted to bring something to the Board’s attention. There have been several very large maintenance vehicles on Myrtle Trace Drive for the past two weeks. This is causing severe traffic problems as it is in a curved area of the road. He said the Board needs to find a solution to this

as it is a safety issue. At the least, there should be a traffic director at each end of this area. Santo Perry said the Board would take this under advisement and get back to him. Santo also said anyone wishing to address the Board needs to be at the meeting at 9:00 a.m. for the designated public participation portion of the meeting.

**Mary L'Heureux 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
