

**MYRTLE TRACE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING – FEBRUARY 19, 2020**

CALL TO ORDER: The meeting was called to order at Christ the Servant Lutheran Church by Donna Ebling at 9:00 a.m.

ATTENDANCE: Board Members: Donna Ebling, Pat Paxson, Mary L’Heureux, Ray Binis and Nancy Southard
Committee Chairpersons: Ted Ackley - Communications Committee, Jenny Jenemann – Architectural Review Committee, Lee Williams - Activities Committee, Liz Maass – Property Committee
Absent: Pat Hosford, Architectural Review Committee
Contractors: Jim Luneke - Administrative Consultant and Diane Gascoigne - Recording Secretary
Also present were: Herman and Debbie Rebocho, Paul and Gayne McDonnell, Barbara Artz, Bob and Cathy Smith, Mary Johnsen, Joe Martin, Celia Hummel, Lee and Jannine Sutherland and Richard McEvoy.

RESIDENT PARTICIPATION:

- Paul McDonnell addressed an issue at the corner of Cedar Ridge Lane and Myrtle Trace Drive. He said people do not stop at the stop signs on Myrtle Trace Drive at that intersection. In a half hour time period 22 out of 37 cars did not stop at those signs. Paul proposed test speed bumps at a cost of \$155.00 each. He gave each Board member information on the speed bumps.
- Mary Johnsen reiterated from the last meeting the need for a yellow line down the middle of Myrtle Trace Drive. It is becoming very dangerous when people do not stay on their own side of the road.

Donna Ebling, President, began with an opening quote:

“My faith demands that I do whatever I can, wherever I am, whenever I can, for as long as I can, with whatever I have to try to make a difference.”

NOTE OF PASSING RESIDENTS:

Herbert Corbin, 105 Cedar Ridge Lane, passed away on February 6, 2020.

NOTE OF NEW OWNERS:

Margaret Ramsey, MB Ocean Realty, purchased 116 Berry Tree Lane on January 17, 2020
Ronald Barabino purchased 214 Cedar Ridge Lane on January 31, 2020
Paul and Sally Peeples (for mother, Zalena Peeples,) purchased 107 Laurelwood Lane on February 4, 2020
John and Debra Wycoff purchased 102 Myrtle Trace Drive on February 11, 2020
Thomas Sellers purchased 107 Hickory Drive on February 10, 2020

APPROVAL OF MINUTES:

Nancy Southard had a correction concerning new road signs under New Business. She stated that the \$500.00 mentioned in this section is not a monthly allotment but an amount that can be used for repairs only.

Pat Paxson moved and Ray Binis seconded the motion to accept the minutes of the January 15, 2020 Board of Director’s meeting with the correction to the statement under New Business regarding road signs. The motion passed unanimously.

Nancy Southard moved and Ray Binis seconded the motion to accept the minutes of the February 1, 2020 Annual Myrtle Trace Board meeting. The motion passed unanimously.

Mary L’Heureux moved and Pat Paxson seconded the motion to accept the minutes of the February 11, 2020 Special Officer’s Board meeting. The motion passed unanimously.

ACTIVITIES COMMITTEE – Lee Williams gave the Board some information on a Helping Hands Group to be discussed at the next Board meeting. She said Grand Strand Health and Wellness would like to come and talk to residents. There would be no sales pitch involved. She asked for Board approval. Lee said Santo Perry will be the new Chairperson of the Activities Committee beginning in March. Alcohol at the pool was discussed concerning Myrtle Trace vs individual responsibility. It has never been a problem as we are all adults. However, the Board will check with the Myrtle Trace lawyer and the insurance company. Nancy Southard told Lee any trips solicited in the “News and Views” must be sponsored and supported by the Activities Committee.

Pat Paxson moved and Nancy Southard seconded the motion to accept the Activities Committee report as written. The motion passed unanimously.

ARCHITECTURAL REVIEW COMMITTEE – Jenny Jenemann said the new vice chairperson for the ARC Committee will be Diane Connelly. The Committee is looking for a new Phase 8 representative.

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

PROPERTY COMMITTEE – Liz Maass welcomed a new member as Phase 8 representative and welcomed Nancy Southard as their committee’s Board liaison. Liz said there is a dangerous situation with a retaining wall near the property on 135 Myrtle Trace Drive. They are looking for a solution. The Board will also look into it. Liz said Rich McEvoy will be the new Vice-Chairperson of the committee. There was discussion on new street signs and their cost.

Nancy Southard moved and Mary L’Heureux seconded the motion to accept the Property Committee Report as written with the exception of the street signs at this time. The motion passed unanimously.

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

Pat Paxson moved and Ray Binis seconded the motion to accept the Communications Committee report as written. The motion passed unanimously.

TREASURER’S REPORT – There was no report as this time. Jim Luneke did say the Myrtle Trace HOA tax information has been given to the auditor and the auditor has until October 15, 2020 to file the return. He said corporate tax returns are all prepared first. Jim talked about having an amortization schedule in our reserves. Donna Ebling said Jim will come to the Board work meeting to explain everything in further detail.

OLD BUSINESS:

- **Dog Complaint** - Donna Ebling said the complaint about the dog on Cricket Court has been addressed, Board members met with her and issued a letter, and she will be fined for any future violations. The matter was discussed with the Board’s lawyer.
- **Berm Update** - The berm is finished on Myrtle Ridge Road and Donna Ebling thanked Paul and Gayne McDonnell for their patience.
- **Kitchen Update** - The kitchen renovation is just about complete and the clubhouse should open sometime on February 24th.
- **Short Term Rentals** – Donna Ebling said this is an on-going issue that has been discussed with our attorney. Most people rent for a year; however, there is no wording in the Myrtle Trace Covenant stating it must be a year-long rental. It is hard to enforce something that is not in writing. We are trying to make the wording stronger so we will try to amend this. Nancy Southard said there should be a restriction in Section VII of the Covenants to include rentals but be a minimum of one year. Immediate action will be taken next month to change the Board policy and then there must be a 2/3 vote at the next annual meeting to make a change to the covenant.

- **Contractor Vehicles/Traffic** – There are times when there are several work vehicles in front of a home when work is being done on the home or yard. It has become a traffic issue. Homeowners are responsible for monitoring traffic during these times the same as the estate sales guideline.
- **Activities Change in Refund Policy** – Donna Ebling told Lee Williams this change must be printed in the “News and Views” before the Board can vote on it.

NEW BUSINESS:

- **Introduction of New Board Members** – Nancy Southard and Ray Binis are our new Board Members At-Large.
- **Slate of Board Liaisons** – Nancy Southard is the liaison for the Property Committee, Ray Binis and Pat Paxson are the liaisons for the Architectural Review Committee, Donna Ebling is the liaison for the Communication Committee and Mary L’Heureux is the liaison for the Activities Committee.
- **Scheduled Date of the 2021 Annual Meeting** – February 6, 2021 at Horry Georgetown Technical College. This needs Board approval for the \$275.00 fee to rent the room.

Ray Binis moved and Nancy Southard seconded the motion to pay \$275.00 to Horry Georgetown Technical College to rent the room for the next Myrtle Trace Annual Meeting on February 6, 2021. The motion passed unanimously.

Mary L’Heureux pointed out that the clubhouse will be used on February 29, 2020, for the Democratic Primary.

- **Appointment of Committee Chairs** –
 - Activities Committee:** Santo Perry – Chairperson, Lee Williams – Vice Chairperson, Debbi Perry – Treasurer and Marcia Schatz – Secretary
 - Property Committee:** Liz Maass – Chairperson, Richard McEvoy – Vice Chairperson, Alice McTarnaghan – Secretary
 - Architectural Review Committee:** Pat Hosford – Chairperson, Diane Connelly – Co-Chairperson, Terry Eisenhardt – Secretary
 - Communications Committee:** Ted Ackley - Chairperson

Nancy Southard thanked Jenny Jenemann for co-chairing the ARC Committee this past year.

- **New Resident’s Orientation** – Donna Ebling said a date will be set after the meeting today.
- **Storm Water Pond Management Conference, Tuesday, February 25, 2020 in Myrtle Beach** – It was explained that this meeting is for HOA representatives to share the latest method for management and erosion of ponds. The Board approved reimbursement of two individuals from the Lake Action Committee to attend this conference. The cost is \$30.00 per person and would be reimbursed. Those attendees would come to the March Board meeting and report on what they had learned. One person has already signed up.
- **Annual Meeting Survey** – A survey was suggested and there will be a questionnaire in the upcoming “News and Views”. Participating in the survey is voluntary.
- **Speeding and Not Stopping at Stop Signs** – Speeding has become an issue. Donna Ebling said we may have to ask the Horry County police to come in and try to do something even though our roads are private.
- **Debris on the Golf Course** – It appears that a contractor has dumped refuse on the golf course. Hardee had to clean it up.
- **Emergency Check-Ins** – If you see your neighbor say hello; introduce yourself if necessary, notice if there is no activity at their home for a while. The Board can see if they are on the emergency contact list. As a last resort, please call the police for a Wellness Check if you are concerned.
- **Attempted Break-in/Spectrum Salesmen** – Be sure to lock all your doors, including your back door. We are a nice neighborhood, but there have been problems. Also there has been a Spectrum salesperson going door-to-door in our neighborhood. We have no soliciting signs posted. The police have been notified.

CORRESPONDENCE: None

Donna Ebling said a new hot water heater was needed for the clubhouse and a new propane tank. The cost was \$772.30.

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

Respectfully submitted,
Diane Gascoigne, Recording Secretary
