

**MYRTLE TRACE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING – MARCH 18, 2020**

CALL TO ORDER: The meeting was called to order by Donna Ebling at 9:00 a.m.

ATTENDANCE: Board Members: Donna Ebling, Pat Paxson and Nancy Southard

Absent: Mary L’Heureux, and Ray Binis

Committee Chairpersons: Ted Ackley - Communications Committee, Pat Hosford – Architectural Review Committee, Diane Connelly – Architectural Review Committee, Santo Perry - Activities Committee

Absent: Liz Maass and Richard McEvoy - Property Committee

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

Also present were: Herman and Debbie Rebocho, Bob and Cathy Smith, Mickey Jarossy, John Beam and Elizabeth Borkowski and Dianne DeFeo

Donna Ebling, President, began with an opening quote: “Doing the best at this moment puts you in the best place for the next moment”. (Oprah Winfrey)

RESIDENT PARTICIPATION:

- Dianne DeFeo of Cricket Court said she has a Ring doorbell security system. A female came to her door attempting to steal a package. Dianne called the police. She has seen this person cruising the neighborhood in her car. She asked if the Board had any plans to look at security to let residents know of these situations. Donna Ebling said we do have Neighborhood Watch and word of mouth works very well in Myrtle Trace. Something can be placed on the website and in “The News and Views” as well telling people to lock their doors.
- Mickey Jarossy said there have been problems on Loblolly Lane as well with a male trying to gain access to homes. He appeared to be on drugs.

NOTE OF PASSING RESIDENTS:

Dot Thompson of 1206 Loblolly Lane passed away on March 7, 2020

Walter Beavers of 100 Timberline Drive passed away in March, 2020

NOTE OF NEW OWNERS:

Leon and Sandra Buckley purchased 1314 Loblolly Lane on February 26, 2020

David Black and Shelby Bange purchased 105 Linden Circle on March 2, 2020

Steve and Ann Morris purchased 214 Beechwood Lane on March 5, 2020

APPROVAL OF MINUTES:

The word lake needs to be removed on page two under Property Committee. On page two and page three a change must be made to say Diane Connelly is the Vice-Chairperson of the Architectural Review Committee. Ted Ackley said it should also be stated under New Business that the Board approved him as the Chairperson of the Communications Committee.

Nancy Southard moved and Pat Paxson seconded the motion to accept the minutes of the February 19, 2020 Board of Director’s meeting with corrections. The motion passed unanimously.

MYRTLE TRACE SPECIAL BOARD MEETING, MARCH 4, 2020 –

The meeting was to address the problem on Burning Ridge Road where trees were destroyed when excavation was done to remove a bag of silt from the drenching of Lake Heron which left easy access through the wooded area to the rear of

properties on Boxwood Circle and Cricket Court. The Board voted to replace some trees and shrubs. The cost has gone down since the minutes were issued. Cost is \$124.00

Nancy Southard moved and Pat Paxson seconded the motion to accept the resolution made by the Board to purchase trees and shrubbery for this area. The vote passed unanimously.

ACTIVITIES COMMITTEE – Santo Perry gave the report.

Nancy Southard 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 three agendas for review.

Pat Paxson moved and Nancy Southard seconded the motion to accept the ARC reports as written. The motion passed unanimously.

PROPERTY COMMITTEE – As there was no one to give the report, Nancy Southard said she had attended the meeting and it had been recommended to remove four dead trees on Hickory Drive, Glenwood Drive and Myrtle Trace Drive and Burning Ridge Rd. The committee is asking for Board approval.

Nancy Southard moved and Pat Paxson seconded the motion to remove the four dead trees. The motion passed unanimously.

Hermann Rebocho brought up the subjects of the road signs and the sidewalk on Cricket Court again. Nancy explained that money for these projects had not been in the Property Committee's 2020 budget so there is no money for them. She told him to plan to put them in the 2021 budget. There was much discussion on property lines.

COMMUNICATIONS COMMITTEE – Ted Ackley had nothing to add to his report but did pass out new Myrtle Trace Directories to all Board members and committee chairs. Residents will receive their copies soon.

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

TREASURER'S REPORT – There are two reports; January and February.

Nancy Southard moved and Donna Ebling seconded the motion to accept the January 31, 2020 Treasurer's Report. The motion passed unanimously.

Pat Paxson said a CD with Wells Fargo matures on March 24, 2020. Pat Hosford said she has very different numbers than the report in the area regarding retaining walls. Some money was actually spent in December and should have been billed to the 2019 account. There was much discussion on this. Jim Luneke asked since Les Gerhart is no longer on the Board, what the status was with our Myrtle Trace's attorney concerning payment for the trees taken down without approval. Donna Ebling said the Board is waiting on a response. Ted Ackley made a suggestion to make the Treasurer's Report easier to understand. Donna Ebling asked Jim Luneke to prepare it the way he did last year. The Board decided to hold approval of the February 29, 2020 Treasurer's Report until the April meeting.

OLD BUSINESS:

- **Speed Ramps on Myrtle Trace Drive/Cedar Ridge Lane** – Donna Ebling said the Board has looked into this suggestion. If this is done at this location, people will want it done at other stop signs in the community as well. We do not have available money at this time for this. The Board has talked with the Horry County Police and they have made some suggestions on things we can do to help with this situation.
- **Traffic on Myrtle Trace Drive proximal to the Club House (lane usage)** – Donna Ebling said the Board is looking into what can be done. We can't make people drive better than they do. Anything we did would have to be in next year's budget.
- **Acts of Kindness** – Donna Ebling said the Myrtle Trace lawyer does not advise adopting this program because of liability issues we could incur.
- **Annual Meeting Survey** – Donna Ebling said the Board is looking into this suggestion. Nothing will be done right now.

NEW BUSINESS:

- **New Resident's Orientation, March 22, 2020** – Nancy Southard said the Board recommends canceling this for the time being due to the COVID-19 virus. The people invited to the January and March orientations will again be invited to come in June.

Pat Paxson moved and Donna Ebling seconded the motion to cancel the March 22, 2020 New Resident's Orientation and reschedule it for some time in June, 2020. The motion passed unanimously.

- **2020 Volunteer Luncheon, April 19, 2020** – The Board recommended this function be canceled as well.

Nancy Southard moved and Donna Ebling seconded the motion to cancel the 2020 Volunteer Luncheon. The motion passed unanimously.

- **Lake Action Committee** – Nancy Southard reported on the fix for the leak in Lake Dove. The retaining wall has been completed. The fish and turtles will be relocated at no cost. Bentonite, a powder, will be put in the pond. After the liner dries, we can fill with water. The liner takes 3-4 months once filled to completely seal. The total cost will be \$15,593.89. Nancy asked for approval of this project.

Donna Ebling moved and Pat Paxson seconded the motion to approve the work at a cost of \$15,593.89. The motion passed unanimously.

- **Storm Water Pond Management Conference Report (February 25, 2020)** –John Beam, one attendee, was present and Lee Sutherland submitted a written report but was not in attendance due to health. Nancy Southard named the topics that were covered at the conference. What we are presently doing is correct, dredging and maintaining the ponds. The representatives brought back information on different companies we may want to pursue for pond management and dredging. John Beam addressed dredging. He was told we will always have a problem in our ditches because the Waccamaw River and Inter Coastal Waterway are not dredged. They are not dredged due to the expense involved.
- **Retaining Wall Update** – Pat Hosford gave a written report to the Board. Everything is done until late fall of this year. Hardee's crew would like to start again in late November or early December to be done before spring projects need to begin. Due to a miscommunication, both the 2019 and 2020 budgets will need to be reviewed

by the Board before a decision can be made. Pat Hosford and Jim Luneke will also meet and Pat asked a Board member to meet with them as well.

- **Policy on Renting Homes** – Donna Ebling addressed this once again. The proposed change to the policy states that the minimum length of time a home may be rented or when an agreement is being renewed is ONE year.

Pat Paxson moved and Nancy Southard seconded the motion to accept the one-year minimum rental agreement. The motion passed unanimously.

- **Guidelines for Hosting an Event** – The Activities Committee wants to change their policy to say cancelation for attending an event must be made at least seven days prior to the event. Nancy Southard asked Santo Perry what the reason for this was. Is the current policy being abused? After much discussion it was determined that a decision could not be reached now. The Board tabled this issue until the next Board meeting when there is a quorum for a vote.
- **Checklist for Cleanup and Maintenance of Clubhouse** – The Activities Committee requested a change to the Clean-up Checklist to read, “All Clubhouse dishes, cups, glasses, bowls, utensils, pans, coffee pots, etc. that have been used for your event are to be washed, dried and placed where they were originally stored. This should be done the same day as the event. Dish pan and detergent are under the sink.” Nothing has changed except for references to the dishwasher.

Nancy Southard moved and Pat Paxson seconded the change to the checklist. The motion passed unanimously.

Donna Ebling said a lot of things are shutting down because of the Corona Virus. The Board has to make a decision about the clubhouse. Several things have been canceled already. No one knows how long this pandemic will last. We have no way to guarantee the clubhouse will be clean if we leave the clubhouse open. The Board and Committee Chairpersons will meet after this meeting to decide what to do. What we decide will be posted on the web and Jon Bourne will send out an email to our emergency list of residents. It will also be posted on the clubhouse door.

CORRESPONDENCE: None

REMARKS FOR THE GOOD OF THE ORDER:

Let’s not over-react but we do need to be diligent. Watch out for your neighbors who may need help.

Pat Paxson moved and Nancy Southard seconded the motion to adjourn the meeting at 10:25 a.m. The motion passed unanimously.

Respectfully submitted,
Diane Gascoigne, Recording Secretary