

**Myrtle Trace Homeowners Association
Board of Directors Meeting
September 16, 2020**

ATTENDANCE: Board Members: Donna Ebling, Nancy Southard, Mary L’Heureux and Bill Fox **Absent:** Pat Paxson
Committee Chairpersons: Ted Ackley - Communications Committee, Pat Hosford – Architectural Review Committee, Diane Connelly – Architectural Review Committee, Santo Perry - Activities Committee, Liz Maass, Property Committee, Jean Hohenberger – Accounts Receivable
Contractors: Jim Luneke - Administrative Consultant, Diane Gascoigne - Recording Secretary
Also present were: Elizabeth Borkowski, Thor Kongvold, Hermann Rebocho, Joe Martin, Claudia Allensworth, Celia Hummel, Cathy Smith, Bob Smith, Jim Bond, Jan and Steve Notte, Lynda Dale, Nelson Fisher, Philip Duck

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

OPENING QUOTE: “The two most powerful warriors are patience and time.” – Leo Tolstoy

RESIDENT PARTICIPATION:

- Elizabeth Borkowski said a summary of the eight community homeowner’s associations meeting was not on the agenda and she wanted to know what transpired. Donna Ebling responded that it will be addressed later in the meeting.

NOTE OF PASSING RESIDENTS:

Alan Wittes of 185 Glenwood Drive passed away on August 26, 2020
Celia Murray of 131 Hickory Drive passed away on September 15, 2020

NOTE OF NEW OWNERS:

William and Diane Lewis purchased 217 Beechwood Court on August 27, 2020
Milton and Marie Brenner purchased 119 Cedar Ridge Lane on August 26, 2020
Michael and Debra Carter purchased 208 Glenwood Drive on August 31, 2020

APPROVAL OF MINUTES:

Ted Ackley said the word “honor” should be changed to “memory” under correspondence.

Nancy Southard moved and Mary L’Heureux seconded the motion to accept the August 19, 2020 Board minutes with a correction in wording from “honor” to “memory” under Correspondence. The motion passed unanimously.

ACTIVITIES COMMITTEE – Santo Perry said they were unable to hold Bingo due to the weather. He asked the Board if they could hold it in the clubhouse with social distancing and no food or drink except what each person brought for themselves. Santo also said they are looking into having two more food trucks come. One is “Sauce and Go” on October 18th. Depending on how that goes, the committee has another food truck in mind.

Nancy Southard moved and Mary L’Heureux seconded the motion to accept the Activities Committee report as written. The motion passed unanimously.

ARCHITECTURAL REVIEW COMMITTEE – Pat Hosford said there is one agenda this month. Nancy Southard asked about

the results of the committee's solar energy survey. Pat said only 17% of the residents in the community would be in a good location to benefit from this so they decided to table this for now. Pat Hosford said there are proposed changes to the ARC Guidelines concerning unit air conditioners and tree trimming. These are for Board action next month. There was some confusion on one of these so proposed guidelines are for clarification.

Bill Fox moved and Mary L'Heureux seconded the motion to accept the ARC report. The motion passed unanimously.

PROPERTY COMMITTEE – Nancy Southard told Liz Maass the Property Report needed correction concerning lake dredging. Liz said a survey will go in the next issue of "News and Views" to see how many residents are interested in having the present shuffleboard court replaced. There needs to be enough interest in this in order to go ahead as it is quite expensive. Liz Maass talked about the condition of our lakes and the algae. She said if you check the Clemson website everyone is having the same problem. We cannot put chemicals in the lakes without compromising the ecosystem. When something can be done, it will be.

Mary L'Heureux moved and Nancy Southard seconded the motion to accept the Property report with the deletion of the one sentence concerning lake algae. The motion passed unanimously.

COMMUNICATIONS COMMITTEE – Ted Ackley had nothing to add to his report. Ted said new directories will be coming out again next month.

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

TREASURER'S REPORT – Mary L'Heureux gave the Treasurer's report in Pat Paxson's absence. The sealing of Dove Lake is the only major expense this year. A 3-Month CD was opened for \$40,000.00 at 0.02% for lake dredging. Overall, we are in good financial shape.

Bill Fox moved and Nancy Southard seconded the motion to accept the Treasurer's report. The motion passed unanimously.

- **Clubhouse and Pool Status** – Donna Ebling said the pool will not be opened as it is due to close for the season in October. Bill Fox talked about the clubhouse reopening on October 1, 2020 utilizing the guidelines stated herein.
1. Soft opening for the month of October.
 2. Maximum of 50 people in clubhouse at one time.
 3. Myrtle Trace residents only
 4. Masks **MUST** be worn at all times inside the clubhouse unless eating or drinking.
 5. Practice safe distancing.
 6. Individuals must provide own snack and drink – no sharing.
 7. No food preparation or serving in clubhouse.
 8. Sanitize all surfaces after using.
 9. The Board will evaluate this at the end of the month to determine future openings and guidelines.

Nancy Southard said we are using the term safe distancing rather than social distancing as the Board knows residents will play card games and be in smaller numbers but closer quarters than social distancing calls for. The guidelines will be in the next issue of the "News and Views" and posted on the clubhouse door.

Nancy Southard moved and Mary L'Heureux seconded the motion to open the clubhouse on October 1, 2020 with the specified guidelines. The motion passed unanimously.

NEW BUSINESS:

- **Bingo** – Bingo was just covered in the motion for clubhouse reopening. Therefore, it will be held in the clubhouse while following the established guidelines.
- **Shuffleboard Court Survey** – The Property Committee has created a flyer about resident's thoughts on re-doing the shuffleboard court. They asked that the flyer be included in the upcoming News and Views.

Nancy Southard moved and Bill Fox seconded the motion to put the Shuffleboard Survey in the next issue of the "News and Views".

- **Budget 2021** – The Board is working on next year's budget. Thank you to the committees and Hardees Maintenance for submitting their budgets on time.
- **Dredging** – \$40,000.00 was put into a CD for this.

Nancy Southard moved and Mary L'Heureux seconded the motion to put \$40,000.00 into a CD for lake dredging. The vote passed unanimously.

- **Nominating Committee** – Mary L'Heureux said the committee is continuing to meet, seek and review candidates.

CORRESPONDENCE:

The Board received a thank you from St. Jude's Children's Research Hospital for our donation of \$50 in memory of Donna Budner.

The Board received a thank you from the American Cancer Society for our \$50 donation in memory of Karen Bevan.

MEETING RECAP:

1. Hermann Rebocho asked Pat Hosford to explain the 17% of homes found to be good candidates for solar panels. Pat answered that a resident wanting solar panels has to have certain exposure to the sun to get maximum return for their investment. South to southwest exposure in Myrtle Trace is the best. The panels have to be on the rear of the house so as not to be seen from the road. Also, within that south to southwest exposure there can be no trees to block the sun. There are only 17% of the homes in Myrtle Trace that could possibly get the maximum benefit. In reality it would be more like 10% to get the maximum benefit. The turnaround on investment is 20 – 25 years for maximum benefit. Pat said because so few residents would be impacted the committee didn't feel the return to the community would be significant enough. Hermann then asked if an individual could go ahead and look into solar panels. Pat's answer was not at this time.
2. Claudia Allensworth voiced concerns about sanitization with opening the clubhouse. She also questioned our ability to get the new filters that are more specific to air quality under current conditions. Thor Kongvold was asked to respond to this. Thor said we currently do not have these filters but he will look into obtaining them.
3. Santo Perry suggested having groups meeting in the clubhouse sign a waiver of liability. Donna Ebling said the Board has already questioned the Myrtle Trace lawyer concerning this and it is not recommended.
4. Liz Maass of the Property Committee said they have purchased a new product to use in the clubhouse before it opens. It is supposed to sanitize for up to 24 hours.

5. Elizabeth Borkowski suggested a resident sign-in sheet at each activity so if someone would become ill with the virus, other members of the group could be notified.
6. Donna Ebling said of the eight communities who met for the joint homeowner's association meeting we have 518 homes and the smallest community has 39. All other communities are smaller than ours but we are all having the same concerns. Opening clubhouses safely was one consideration. There is another meeting next month. Algae in the lakes is a big problem for all of the communities because of the intense heat. The golf course is not cleaning out the ditches and that was another common concern which we can all address. Other communities with speed bumps say they are not working and if they install the higher speed bumps residents complain of damage to their cars. A lot of the concerns of these other communities are the same as our concerns. Storm management and drainage will be discussed at the next meeting.
7. Elizabeth Borkowski asked if there would be something in the "News and Views" as to whether the clubhouse would be open for the November election. Donna Ebling responded that it has been open for primaries and will note that it will be used as a polling place for the November election.
8. Liz Maass of the Property Committee asked the Board if they should contract the clubhouse cleaners to clean twice a week again beginning in October. The answer was yes.

REMARKS FOR THE GOOD OF THE ORDER:

Nancy Southard said she hopes the soft opening of the clubhouse in October is a big success and hopes everyone who comes follows the guidelines. Donna Ebling thanked everyone for coming and sharing their comments.

Nancy Southard moved and Bill Fox seconded the motion to adjourn the meeting at 10:05 a.m. The motion passed unanimously.

Respectfully submitted,
Diane Gascoigne, Recording Secretary