

**MYRTLE TRACE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING – JANUARY 20, 2021**

ATTENDANCE: Board Members: Donna Ebling, Nancy Southard, Mary L’Heureux, Bill Fox and Pat Paxson

Committee Chairpersons: Ted Ackley - Communications Committee, Pat Hosford – Architectural Review Committee, , Santo Perry - Activities Committee, Liz Maass - Property Committee

Contractors: Jim Luneke - Administrative Consultant, Jean Hohenberger – Accounts Receivable, Diane Gascoigne - Recording Secretary,

Also present were: Elizabeth Borkowski, Thor Kongvold, Debbie and Herman Rebocho, Diane Connelly, Mary Johnsen, Santo and Debbie Perry, Jean Hohenberger, Philip Duck, Cathy Smith, Nancy Seeds, Bob Thibodeau, Gary Main, Bob Ebling and Joe Martin

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

RESIDENT PARTICIPATION: None

OPENING QUOTES:

“To succeed in life, you need three things; a wishbone, a backbone and a funny bone.” – Reba McEntire

“What the New Year brings to you will depend a great deal on what you bring to the New Year.” – Vern McLellan

“In the New Year may your right hand always be stretched out in friendship, but never in want.” Irish Toast

INTRODUCTION OF 2021 BOARD CANDIDATES:

Mary L’Heureux, Vice President of the Nominating Committee, introduced the candidates running for the open position on the 2021 Board. They are Philip Duck, Nancy Seeds and Robert Thibodeau. Mary L’Heureux asked two questions of each candidate; how long have you lived in Myrtle Trace and what prompted you to run for the Board? Residents were then allowed to ask questions of the candidates. The question asked had to be asked of each candidate. Many questions were asked by residents and Board members.

NOTE OF NEW OWNERS:

Pat Douglas purchased 105 Mayberry Lane on December 1, 2020

Teresa McLaughlin purchased 115 Boxwood Lane on December 21, 2020

William and Joy Watson purchased 100 Walnut Circle on December 9, 2020

APPROVAL OF MINUTES:

Nancy Southard moved and Pat Paxson seconded the motion to accept the December 16, 2020 Board Minutes. The motion passed unanimously.

ACTIVITIES COMMITTEE – Santo Perry said a Happy Hour is scheduled for April 24, 2021 to hopefully bring us all back together again. A new event, Spring Fling, is scheduled for May 3, 2021. The committee is looking into a fall activity. 2021 officers include Santo Perry – Chairperson, Debbie Rebocho - Vice-Chairperson, Cathy Smith – Treasurer and Debbie Perry – Secretary.

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

ARCHITECTURAL REVIEW COMMITTEE – Pat Hosford said there is one report this month. Officers for 2021 remain the same; Pat Hosford – Chairperson, Diane Connelly – Vice Chairperson. 271 homeowner requests were handled by ARC in the last twelve months.

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

PROPERTY COMMITTEE – Liz Maass said there was an issue with property on Lake Grebe and it was referred to the ARC Committee. Pat Hosford explained it had to do with biodegradable landfill that was used on Lake Grebe and it did not work well. The ARC Committee has brought in more landfill and will continue to do so as needed. Officers for 2021 for the Property Committee remain the same; Liz Maass – Chairperson, Richard McEvoy – Vice Chairperson. The committee is looking for someone to fill the position of pool manager. Liz Maass said the committee will be putting out a description of the various jobs on the Property Committee.

Bill Fox moved and Pat Paxson seconded the motion to accept the Property report. The motion passed unanimously.

COMMUNICATIONS COMMITTEE – Ted Ackley gave a recap of his written report for all attendees.

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

TREASURER’S REPORT – Pat Paxson said two CD’s were purchased in December. Myrtle Trace is in good financial shape due to no activities in the clubhouse or pool area using water or electricity. Also, the number of houses sold exceeded expectations in 2020.

Mary L’Heureux moved and Nancy Southard seconded the motion to accept the Treasurer’s report. The motion passed unanimously.

OLD BUSINESS:

- **Clubhouse Status** – Donna Ebling said the clubhouse is still open only for official business. Residents may continue to use the copier and library. The Board members gave their opinions on where we stand. It was agreed that Myrtle Trace, being a community of elderly residents, should keep the clubhouse closed due to COVID-19 until the end of February when it will be reviewed again. By that time many residents may have received their vaccines.

Bill Fox moved and Pat Paxson seconded keeping the clubhouse closed through the end of February when it will be addressed again. The motion passed unanimously.

- **Retention Ponds – Continuing to Research Options** – Donna Ebling said the ponds have been a problem due to the very hot summer we experienced. The Board has been looking into new lake management companies to see what they have to offer. One requirement we have is their ability to dredge the lakes. Three companies were contacted for bids and two responded they did no dredging. The third company never responded. A fourth company has been contacted. They are local and fill all of Myrtle Trace’s requirements. Donna Ebling said the Board wants to terminate the contract with Estate Management Services, Inc. and hire the new company.

Nancy Southard moved and Bill Fox seconded the motion to give Estate Management Services, Inc. 60 days-notice of our intent to end our contract with them and hire Total Lake Care (TLC) at a cost of \$1,700.00 a month. The motion passed unanimously.

- **Security and Surveillance – Clubhouse Parking Lot** – Donna Ebling once again thanked those who worked on this project: Herman Rebocho, Thor Kongvold, Dennis Arena and Roger Kirschner. The volunteer monitors of this system will be: Linda Moore, Pat Hosford, Gary Main, Dennis Arena, Bob Ebling and Herman and Debbie Rebocho.
- **HTC Fiber Optic Installation** – Donna Ebling said she knows a lot of residents have concerns regarding their property. Residents were notified by the Board and by HTC about what was going to happen in Myrtle Trace. All companies working in here on the HTC project do have a right to be in residents' yards and on common ground. If there is a major problem with irrigation or electricity, residents should call the number (843-283-2092) provided in communications on the website and the email notifications. For concerns about lawns or brown spots, residents have been asked to wait to call until all work has been completed. HTC will be sending out another letter when everything is done. They will need to come onto residents' properties to implement the upgrade. The letter will provide a contact number to schedule this appointment with HTC. (843-365-2151)
- **Annual Meeting – Logistics** – The annual meeting will be held in the clubhouse on February 6, 2021 with a limit of 50 people. This means approximately 30 residents along with Board members, Board candidates, Committee Chairpersons, Recording Secretary, and Counters. There will be early registration and voting on Thursday and Friday (two sessions) and on Saturday morning. We must have a quorum. Donna Ebling explained the phone connection that will be made available to each resident who does not attend in person. Residents will be listen-only, but as always, any questions for the Board are required to be submitted beforehand in writing. The phone number will be published in the "News and Views" but will not be placed on the Myrtle Trace website as it is a public domain. The minutes will be available on the website once approved at the February Board meeting.

NEW BUSINESS:

- **Nominating Committee for 2021** – The members of the 2021 Nominating Committee are: Ted Ackley, Claudia Allensworth, Diane Connelly, Pat Hosford, Cathy McElroy, Bob Smith, Mike Reinhart and Roy Frantzen.

Pat Paxson moved and Nancy Southard seconded the motion to approve the members of the 2021 Nominating Committee. The motion passed unanimously.

- **Committee Chairs** – Donna Ebling reminded all Committee Chairpersons to email their end-of-year reports to Diane Gascoigne, Recording Secretary, prior to the meeting.

CORRESPONDENCE:

A thank you card was received from the Shepherd's Table for our donation in memory of Richard Sievers.

A thank you was received from Jodi Sievers for our donation to the Shepherd's Table in memory of Richard Sievers.

MEETING RECAP: Five Minutes Per Person

- ❖ Bob Ebling asked anyone attending the Annual Meeting in person to please not log in on their phones as it will interfere with the audio.
- ❖ Mary Johnsen thanked Donna Ebling, President of the Board, for a fabulous job and for being so dedicated.

REMARKS FOR THE GOOD OF THE ORDER:

Bill Fox said Donna Ebling has the heart of Myrtle Trace in everything she does. He has never seen anyone who works as hard to keep everyone happy even if it isn't always successful. Pat Paxson said she has an appointment for the COVID-19 vaccine. A resident said the best website to use is SCCDC, the vaccine management system. Mary L'Heureux said it is exciting that things seem to be moving forward with the vaccine. Nancy Southard said she hopes 2021 will be better than 2020 so we can do more in the community and have more residents who can be involved. Donna Ebling said it has been a heck of a year. She thanked all the residents who come regularly to Board meetings and she thanked those who only come when they have a concern. The Board needs to know the concerns of the residents. She asked each of the nominees for the Board to please continue to attend the meetings and be involved in other ways if they are not elected to the Board. She thanked all her fellow Board members, Committee chairs, consultants and contract employees. She also thanked her husband for supporting her during her term on the Board. Donna left us with one of her famous quotes: *"How lucky I am to have something that makes saying goodbye so hard."* (Winnie the Pooh)

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

Respectfully submitted,
Diane Gascoigne, Recording Secretary