

## MYRTLE TRACE HOMEOWNERS' ASSOCIATION

### BOARD OF DIRECTORS MEETING – July 21, 2021

**CALL TO ORDER:** Pat Paxson, President, called the meeting to order at 9:00 a.m. She read a quote about being able to agree or disagree with each other but still getting along.

**ATTENDANCE: *Board Members:*** Pat Paxson, Bill Fox, Nancy Seeds and Nancy Southard

**Absent:** Mary L'Heureux

***Committee Chairpersons:*** Ted Ackley - Communications Committee, Pat Hosford– Architectural Review Committee, Diane Connelly – Architectural Review Committee, Liz Maass – Property Committee, Cathy McElroy – Property Committee

***Absent:*** Santo Perry – Activities Committee

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

***Also present were:*** Bob and Cathy Smith, Elizabeth Borkowski, Bob and Donna Ebling, James Bond, Larry Martin, Terry Eisenhardt, Barbara Egan, Dan Schaeffer, Mary Johnsen, Elizabeth Cindrich, Debbie and Herman Rebocho, Anne Kongvold, Eunice Freeman, Brian and Janie McGraw, Jenny Jenemann, Mickey Jarossy, Bob Dryden, Bob Bradley and Marcia Schatz

#### **RESIDENT PARTICIPATION:**

Richard Hogan of Birchwood Lane spoke in regard to the truck petition going around. The Hogan's used to live in Myrtle Trace and have since returned because they like the neighborhood. He said he was approached by a neighbor to sign the petition and refused. Mr. Hogan went on to say false rumors are being spread by this group about what is a truck and what isn't. He made several other points. Mr. Hogan said he worked for Chrysler and knows the difference between a truck and other vehicles purporting to be classified as trucks. The rules in Myrtle Trace are what keeps Myrtle Trace what it is and he wants to keep the neighborhood as it is.

Pat Hosford also spoke in regard to the truck petition and vehicle classification. She spoke in support of keeping the covenants as is. Pat first contacted the Department of Motor Vehicles, then State Representative Heather Ammons Crawford and others. There is no legislation or intent to change legislation regarding classifications of SUVs, jeeps or vans to trucks. Changing Article VII, Section 17 of the covenants would open the door to all types of vehicles being allowed in driveways. Pat passed pictures around of communities that do not have these covenants to show what our neighborhood could become if this change were made.

#### **NOTE OF PASSING RESIDENTS:**

Iva Finkerbiner of 238 Candlewood Drive passed away on June 25, 2021

#### **NOTE OF NEW OWNERS:**

Richard and Patricia Hogan purchased 102 Birchwood Lane

Larry and Althea Norvell purchased 116 Mayberry Lane on June 22, 2021

Susan Smith purchased 111 Mayberry Lane on June 29, 2021

## **APPROVAL OF MINUTES:**

**Nancy Southard moved and Nancy Seeds seconded the motion to accept the minutes of the June 16, 2021 Board of Director's meeting. The motion passed unanimously.**

**ACTIVITIES COMMITTEE** – Debbie Rebocho reported in Santo Perry's absence. She reviewed upcoming events; the first being a jazz evening with wine and cheese on August 1, 2021. There was no written report for July.

**ARCHITECTURAL REVIEW COMMITTEE** – Pat Hosford said there are two agendas for review.

**Bill Fox moved and Nancy Seeds seconded the motion to accept the ARC reports as written. The motion passed unanimously.**

**PROPERTY COMMITTEE** – Liz Maass said there will be two additions to the existing pool rules: No pets, smoking or vaping at the pool and the last person to leave the pool area must secure the lock. She also addressed two trees which need to be removed on common property; one on Cricket Court and one on Candlewood Lane.

**Nancy Southard moved and Bill Fox seconded the motion to remove the two trees on common property, one on Cricket Court and one on Candlewood Drive and grind the stumps. The motion passed unanimously.**

**Nancy Southard moved and Nancy Seeds seconded the motion to accept the Property Committee Report as written. The motion passed unanimously.**

**COMMUNICATIONS COMMITTEE** – Ted Ackley complimented the Board on their matching blue shirts. Ted said he has set up a training program with Carol Blonowicz to produce the "News and Views" sometime in the future. Hopefully she will edit three or four issues in the coming year.

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

**TREASURER'S REPORT** – Nancy Southard said Myrtle Trace's financial position remains sound. Two CDs matured in June and were reinvested for thirteen months at a rate of .06%.

**Nancy Seeds moved and Bill Fox seconded the motion to accept the Treasurer's Report as written. The motion passed unanimously.**

## **OLD BUSINESS:**

**Committee Chair's 2022 Budgets are due by the August MTHOA Meeting**

**Myrtle Trace History Presentation** – Pat Paxson thanked Ron Grove for putting together the presentation in the clubhouse.

**Phase Socials** – Pat Paxson thanked Jean Hohenberger, Donna Ebling and Diane Gascoigne for organizing the phase socials. Pat said they were wonderful and well attended.

**Section VII of the Master Declaration of Covenants, Conditions and Reservations and Restrictions of the MTHOA: Non – Architectural Fines will be \$100.00 per day and \$25.00 each day until the offense is corrected. No fine will be levied if the violation is corrected within 24 hours.**

**Nancy Southard moved and Bill Fox seconded the motion to approve the change to Section VII of the Master Declaration of Covenants, Conditions and Reservations and Restrictions of the MTHOA to say Non – Architectural Fines will be \$100.00 per day and \$25.00 each day until the offense is corrected. No fine will be levied if the violation is corrected within 24 hours. The motion passed unanimously.**

**Discontinuance of Truffle Color for House Paint.** – Current owners will be grandfathered in. New owners and resales will not be offered this color.

**Nancy Southard moved and Bill Fox seconded the motion to discontinue the use of the house paint color named Truffle. Current owners will be grandfathered in. New owners and resales will not be offered this color. The motion passed unanimously.**

#### **Response to Points Raised at June MTHOA Board Meeting –**

**Truck Issue** – This is a residential community and an overwhelming number of residents like what they see and want to keep Myrtle Trace the way it is. The definition of a truck was given to the individual bringing this issue to the Board. People understand when moving in that this is a covenant restricted community.

**Results of Counts for the MTHOA Board of Director’s Election** – We have considered your remarks. When a resident runs for the Board they deserve to know the results of the election. The results will be available upon request.

**Roberts Rules of Order** – These are standard and they are prescribed in our covenants.

**Committee to Review the Covenants** – The Board continually reviews these.

**Handling of Grievances** – The Board is the Grievance Committee.

Pat Paxson said all of these responses will be available upon request.

**Feeding of Migratory Fowl** – Feeding of migrator fowl is against Horry County Ordinances. Please do not feed the ducks and geese.

#### **NEW BUSINESS:**

**Disclosing Election Results to an Individual who has run for the MTHOA Board of Directors – Motion Needed.**

**Nancy Seeds moved and Bill Fox seconded the motion to make the total number of votes and the number of votes an individual received available to any candidate who runs for the Board. The motion passed unanimously.**

**Camera to Cover the Pool with Audio and Video** – Liz Maass voiced several concerns showing the need for this surveillance. Pat Paxson said the last issue at the pool was addressed and has been resolved. However, we must check with our attorney as to whether it is legal to use audio surveillance at a public pool. Pat Paxson said the audio is now turned off and will be until we hear from our attorney.

**Resident Participation is Limited to a Resident Living in Myrtle Trace.**

**Increasing Capital Contributions on Houses Sold will be Considered at the 2022 Budget Meetings.**

#### **CORRESPONDENCE:**

The Board received a thank you note from “Save Our Cats” in memory of Susan Winters.

## **MEETING RECAP:**

Bob Bradley who owns but does not live at 119 Juneberry Lane asked if the appeal process will be spelled out concerning the change to Section VII of the Covenants. Nancy Southard answered that this is all explained in the first warning letter you receive.

Herman Rebocho of 136 Myrtle Trace Drive said he thinks the number of votes each candidate received at the Board election should be available to every candidate. Pat Paxson said he can appeal the Board's decision.

Sue Sorrell asked if anything is being done about the bear sighting in Myrtle Trace. Pat Hosford said she called DNR and was told the bears are native to this area and there is nothing they can do. Their best advise is to remove anything around your home that would attract them such as bird feeders from your yard. Pat Paxson said an alert was sent out to those on the Emergency Email System.

Elizabeth Borkowski had several questions. She asked if Pat Paxson attends the MTHOA

Presidents meeting. Pat said she does. Elizabeth questioned CD rates and also said audio on the camera at the pool would probably not work because music is always playing in that area.

If you receive a violation for a fine, the notice is sent to the homeowner. In the case of the homeowner not residing in the home, he should then notify his tenant to rectify the situation

Dan Schaeffer said no one on the Election Committee was against releasing the number of votes a candidate receives; it was to save embarrassment on the part of any individual.

James Bond asked why we are afraid to announce the election results. Pat Paxson said this has already been addressed.

## **REMARKS FOR THE GOOD OF THE ORDER:**

Pat Paxson thanked everyone for a nice meeting.

Bill Fox shared that a woman had attended a function in the clubhouse this past weekend and left her black crocheted purse there. If anyone knows anything concerning this, we have her name. Bill also said the Myrtle Trace Chorus started up again last week with 35 residents. New members are always welcome. Bill said he will be chairing the next Nominating Committee for the Board election. The committee members are: Ted Ackley, Diane Connelly, Bob Smith, Cathy McElroy, Pat Hosford, Claudia Allensworth, Roy Frantzen, Mike Reinhart and himself. If you know of someone who is interested in running or you are interested yourself, talk to one of these people.

Nancy Southard said we have had two meetings in a row with good attendance and we hope you continue to come. We welcome your comments.

Nancy Seeds said the Board does consider everything that is said here. This has been a great meeting.

**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