

MYRTLE TRACE HOMEOWNERS ASSOCIATION
CONWAY, SOUTH CAROLINA

BOARD OF DIRECTORS MEETING – January 20, 2016

CALL TO ORDER: The meeting was called to order by Board President, Les Gerhart, at 9:00 a.m.

ATTENDANCE: Board Members: Les Gerhart, Mary Johnsen, Dusty Rhodes, Ellen Elliott, Dave Smyth
Committee Members: Pat Paxson - Activities Committee, Pat Hosford - Architectural Review Committee, Ted Ackley - Communications Committee, Nancy Southard - Property Committee
Also present were Nancy Seeds, Jim Luneke, Peter Bevan, Barb Artz, Peter Bevan, Thor and Susan Kongvold, Ginger Sallas, Pat Searles and Diane Gascoigne

Les welcomed Pat Searles, Ginger Sallas and Nancy Southard who are running for two positions on the Board of Directors. Les thanked them for standing for the position and wished them all good luck.

NOTE OF PASSING RESIDENTS:

Jan Dolph of 100 Laurelwood Lane on December 17, 2015
Phil Sapienza of 243 Cottonwood Lane on January 16, 2016

NOTE OF NEW OWNERS:

Marie Tims closed on her purchase of 112 Boxwood Lane on December 17, 2015

APPROVAL OF MINUTES:

Ted Ackley said there was a correction to page three on who has access to the Myrtle Trace accounting system. Ted's name was added and Dan Seed's name was removed.

Dusty Rhodes moved and Dave Smyth seconded that the minutes of the December 16, 2015 Board Meeting be accepted with the correction. All were in favor and the motion passed unanimously.

COMMITTEE REPORTS:

ACTIVITIES COMMITTEE – Pat said there was a change to the current balance recorded in the report. The balance should be \$1,650. Pat said Dan Briggs has resigned as Bingo Master and no one has responded to requests for volunteers for this position. If no one steps up, this activity will have to be cancelled.

ARCHITECTURAL REVIEW COMMITTEE – The written report of the Architectural Review Committee was accepted as written along with the Annual Report for Homeowner Requests and Tree Removals. Pat said the ARC Committee has had two resignations; Nancy Murphy and Sue Sorrell. Sue's replacement is Mickey Jarossy. Annie Kongvold is attending the next ARC meeting to see if she would be interested in being Nancy's replacement. The committee voted to keep Pat as chairperson for 2016.

PROPERTY COMMITTEE – Nancy brought up a few corrections to the Property Committee Report. Board members also received a copy of the Annual Pool Water Usage Summary, Pool Usage Summary and Tree Removal Report.

COMMUNICATIONS COMMITTEE – The written report of the Communications Committee was accepted.

TREASURER’S REPORT – Mary said Myrtle Trace Homeowners Association is in sound financial shape at year end. We came in under budget for all expenses for the year.

Dusty Rhodes moved and Dave Smyth seconded that the Treasurer’s Report be accepted as submitted and filed for audit. All were in favor and the motion passed unanimously.

BOARD OF DIRECTOR’S BUSINESS ITEMS:

- Traffic Control at Loblolly Lane and Myrtle Trace Intersection – Les said the last accident near this intersection did a little over \$700 damage to Myrtle Trace property. With regard to the incident itself we have turned it over to our attorney to see if we can arrive at some compensation. We were thinking of reporting it as an insurance claim but unfortunately our deductible is \$5000. The other issue involved here is that this is approximately the eighth accident to occur here. Nancy Southard talked to our county councilman telling him there is now increased traffic in this area with the new home developments and the new cancer center. There is a sign posted that the speed for this road is 25 mph. She asked him about a sign for the blind spot there or strips in the road. His thinking was to examine speed bumps. He understands the increase in traffic and will contact someone in the county and look into speed bumps. There is a study they have to do. She has been sent a letter and forms stating if the Homeowners Association wants to do this they have to make a request and must qualify. She is putting this before the Board for consideration. Nancy said she would still like to explore some other options, a sign there might help. Les pointed out that a speed bump on the curve could actually cause more problems. A curb sign was discussed and Ellen suggested a sign with a blinking light. Placing a guard rail that would not be visible to residents and lining it with Leyland Cypress for example could help keep vehicles from going into people’s backyards. Pat Hosford suggested a street light as well by the Carolina Cancer Center to help identify the curve. Rumble strips were also discussed. Les will write a letter to our county councilman to let him know we continue to be interested in this and want resolution to the matter. Nancy asked that the letter also request a list of contacts.
- New Resident Orientation – Ellen said all the invitations have been sent out and a few rsvps have been received. The program is set.
- Website Redesign Status – Ted said we will soon be independent of the man who helped set it up.
- 2016 Annual Meeting Preparation – Ellen said Joe Martin has done a good job of getting everything ready. Leo Reger will be in charge the day of the meeting in Joe’s absence. Everything is ready to go.

- 2016 Nominating Committee – Ellen said there are typically eight members of the Nominating Committee. Half of them turn over every year. The remaining four residents for 2016 are Renzo Falcinelli, Norm Hargreaves, Jenny Jenemann and Marie Reger. The four new members are Gary Cooper, Kathy Gerhart, Nancy Murphy and Ron Grove.

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Ellen moved that the President of the Board appoint this committee officially for the year. Dave Smyth seconded the motion. All were in favor and the motion passed unanimously.

- \$3,000 Encumbered for Road Repair – Nancy asked for the Board’s patience. It will be finalized soon.
- Maintenance of Non-Financial Databases – The current status of these databases is: Jim Luneke will maintain Homeowner’s Insurance, Irrigation Reimbursements, Well Water Usage, Common Ground Tax Parcels, Road Resurfacing Fund and Repair Schedules. Dan and Nancy Seeds will continue to maintain the database for Gate Decals, Emergency Contact Information and Homeownership situation. The Property Committee’s designee, Dot Silvernail, will maintain the Common Ground Agreements and Diane Gascoigne will prepare the correspondence. The Board Treasurer will continue to maintain the Landlord/Tenant Information Agreements.

CORRESPONDENCE:

The Board received a thank you from the family of Mr. Coy for our donation to the Wounded Warrior Project and a thank you from the Waccamaw Animal Rescue Mission for our donation in honor of the late Edith Burgess.

Les asked the candidates for the Board if they had any questions or anything to add. Pat Searles said she had difficulty hearing everyone speak at times and asked if the new sound system could be used at meetings. Les said that was a good thought.

REMARKS FOR THE GOOD OF THE ORDER:

Dave Smyth thanked the candidates for the Board. Dusty mentioned that the budget came within \$1,200 of being right on target for the year. This is exceedingly remarkable. Every committee and the Board should be congratulated. Mary thanked Ellen and Les for the work they have done for the community. Ellen said it is her last Board meeting and she will miss the interaction with the Board and committee members. She said it has been her privilege to be part of the Board. Les said it is also his last meeting and it is bittersweet. It will be nice not to have the responsibility of being on the Board, but that is outweighed by the enjoyment he received from the experience. He thanked everyone he has served with and all Myrtle Trace homeowners who genuinely have a great concern for their community and are always there to help when needed. Pat Hosford thanked both Les and Ellen on behalf of the ARC Committee for their service as Board Liaisons to the ARC Committee in the past. Nancy Southard said the same on behalf of the Property Committee.

A motion was made by Ellen Elliott and seconded by Mary Johnsen that the meeting be adjourned at 9:45 a.m. All were in favor and the motion passed unanimously.

Respectfully submitted,
Diane Gascoigne, Recording Secretary