

**MYRTLE TRACE HOMEOWNERS ASSOCIATION
CONWAY, SOUTH CAROLINA**

BOARD OF DIRECTORS MEETING – April 20, 2016

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

ATTENDANCE: Board Members: Mary Johnsen, Darryl Rhodes, and Pat Searles
Committee Members: Pat Paxson - Activities Committee, Jenny Jenemann for Pat Hosford- Architectural Review Committee, Ted Ackley - Communications Committee, Leo Reger - Property Committee.
Also present were: Jim Luneke, Barb Artz, Thor and Susan Kongvold and Diane Gascoigne

Mary Johnsen, Board President, mentioned the absence of David Smyth and Nancy Southard, BOD, at today's meeting, but confirmed there were enough Board members to form a quorum.

NOTE OF NEW OWNERS:

Richard E. McEvoy purchased 100 Holly Springs Court on March 10, 2016
Anthony and Margaret A. Marchese purchased 1210 Loblolly Lane on April 12, 2016

APPROVAL OF MINUTES:

Darryl Rhodes moved and Pat Searles seconded that the revised minutes of the March 16, 2016 Board Meeting be approved. All were in favor and the motion passed unanimously.

COMMITTEE REPORTS:

ACTIVITIES COMMITTEE – Pat thanked all volunteers who help the chair-people at each activity.

Pat Searles moved and Darryl Rhodes seconded the acceptance of the written report for the Activities Committee. All were in favor and the motion passed unanimously.

ARCHITECTURAL REVIEW COMMITTEE – Ted questioned why there was no ARC Report for March 28th. Jenny Jenemann said she would provide a copy of that report.

Darryl Rhodes moved and Pat Searles seconded the acceptance of the two written ARC reports for March 14 and April 11. All were in favor and the motion passed unanimously.

PROPERTY COMMITTEE – Leo said David Richter is a new member of the Property Committee and is taking on the responsibility for the pool and sports arena.

Pat Searles moved and Darryl Rhodes seconded the appointment of David Richter to the Property Committee. All were in favor and the motion passed unanimously.

Leo said the committee has received a \$600 quote to repair the gutters on the pool cabana and install leaf guards. Jim Luneke said money for this was not in Tier 3 of the budget. The Board asked Leo to get two more quotes for this work.

Darryl asked if the gates were now operational for emergency vehicles. Leo said per Dave Smyth the gates are and have been operational. The emergency responders have not been using their equipment properly to be in sync with the gate mechanism. Mary said she would contact Horry County safety personnel to inform them of how to operate the gate.

Leo suggested selling the room dividers in the clubhouse storage area if no one uses them. They take up a lot of space. It will be looked into further to see if anyone uses them.

Darryl Rhodes moved and Pat Searles seconded the acceptance of the Property Committee Report as written. All were in favor and the motion passed unanimously.

COMMUNICATIONS COMMITTEE – Ted reported there has been one death in the community since he submitted his written report.

Ted said that when the website was redesigned it was to allow for quicker input of information. He also informed the Board and Jenny that he has not received any ARC Reports since February. He told Pat Paxson he has not had reports from the Activities Committee recently either. These reports are to be sent electronically each month to himself, Sue Lyons and Bruce Williams. Jenny and Pat will take this information back to their recording secretaries, and Mary will also remind each Chair to submit their reports in a more timely manner.

Pat Searles moved and Darryl Rhodes seconded that the written report of the Communications Committee be accepted as submitted. All were in favor and the motion passed unanimously.

TREASURER'S REPORT – Darryl said Myrtle Trace continues to be solid and should be within budget as current projects are concluded. The 2015 audit is being worked on and he doesn't expect any problems.

Darryl also said Myrtle Trace has one CD that will mature soon. When it is renewed, the Board will first look around for the best interest rate and he recommended moving the CD from Horry County Bank to stay beneath the \$250,000.00 FDIC insured bank limit.

Pat Searles moved and Mary Johnsen seconded that the Treasurer's Report be accepted as submitted. All were in favor and the motion passed unanimously.

NEW BUSINESS:

- Mary said two special meetings of the Board of Directors had been called due to time constraints. The first meeting on March 30, 2016 concerned work on the pool cabana, which needed to be completed by May 1st in time for the pool opening, and clubhouse repairs. The Property Committee gave the Board three bids which were reviewed. The Board voted to accept the bid from Painters Plus. For the record purposes and public knowledge, Mary called for another motion.

Darryl Rhodes moved and Pat Searles seconded accepting the bid from Painters Plus to do the required painting/repair on the pool cabana and clubhouse. All were in favor and the motion passed unanimously.

The second special Board meeting on April 13, 2016 was to discuss the drainage issue on Bentwood Circle. Bids were reviewed, and it was decided not to proceed with any specific work until a scope of the area was done. The Board elected to have Jordan Plumbing scope the area. Again, for record purposes and public knowledge, Mary called for another motion.

Pat Searles moved and Darryl Rhodes seconded the motion to accept the bid from Jordan Plumbing to scope the drainage area in question on Bentwood Circle. All were in favor and the motion passed unanimously.

Darryl Rhodes, speaking as the Board Liaison to the Property Committee, discussed the fact that once a decision is made as to how to proceed after the scope with any actual work, all homeowners will be notified and authorization (written releases) will be obtained.

- FireWise Presentation – A presentation from the SC Forestry Commission and Horry County Fire Department will be held on May 24th at 10:00 a.m. in our clubhouse. These two agencies will discuss how to possibly minimize damage to your home during a forest fire and how to maintain your home. In particular, in light of the recent house fire on Cottonwood, which the homeowner has confirmed was caused by faulty wiring. The BOD has placed calls to the Horry County Fire Department’s Investigative Department to get a more detailed explanation which will be passed on to our residents, via the website and News and Views.
- Board Listening Session – The next scheduled Board Listening Session is on June 7th at 10:00 a.m. and is open to all interested homeowners.

→ Revision to Pet Policy –

Darry Rhodes moved and Pat Searles seconded the revision made at the Board's last meeting to the Myrtle Trace Pet Policy and the Policy on the Feeding of Waterfowl and Wild Animals. The policy now includes a prohibition on the feeding and sheltering of feral/stray cats and a change in notification of violations and the fine amount. All were in favor and the motion to revise the Myrtle Trace Pet Policy and Policy on the Feeding of Waterfowl and Wild Animals was passed unanimously.

- Grilling on Memorial Day and 4th of July at the Clubhouse – The Board approved grilling on both the Memorial Day and 4th of July events, but only on the sidewalk area going to the Clubhouse and/or the parking lot area. No grilling is to take place in the pool area. Pat Paxson said she has informed everyone on the Activities Committee of this request.
- Survey Stakes – Mary said there have been several inquiries as to what the survey stakes are for surrounding our neighborhood. Santee Cooper has a direct buried cable system and they are looking into upgrading it to a Conduit System. They are not doing anything at this time other than research.

Mary reminded those in attendance that AARP is doing a presentation in the clubhouse today at 4:00 p.m. on scams since we have had a few residents become victim to these.

CORRESPONDENCE:

The Board received a thank you from the family of Phil Sapienza for a donation to St. James Church and from the family of George Chebro for a donation to the American Heart Association.

A motion was made by Pat Searles and seconded by Darryl Rhodes that the meeting be adjourned at 9:40 a.m. All were in favor and the motion passed unanimously.

Respectfully submitted,
Diane Gascoigne, Recording Secretary