

MYRTLE TRACE HOMEOWNERS ASSOCIATION
CONWAY, SOUTH CAROLINA
BOARD OF DIRECTORS MEETING – October 19, 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, Dave Smyth, Nancy Southard, Darryl Rhodes and Pat Searles
Committee Chairpersons: Pat Hosford- Architectural Review Committee, Ted Ackley - Communications Committee, Leo Reger - Property Committee.

Also present were: Jim Luneke - Administrative Consultant, Santo Perry for the Activities Committee, Barb Artz, Dan Schaeffer, Ellen Elliott, Charlene Rose, Roger Kirschner, Les Gerhart, June Darville, Robert Fleming, Tony Rallo, Terry Eisenhardt, Dennis Arena, Kathie Yeagley, Charles Grandell, Jean Barber and Diane Gascoigne - Recording Secretary. Other residents came in after the meeting began.

Absent: Pat Paxson – Activities Committee

NOTE OF PASSING RESIDENTS:

Dorothy Cartisano of 234 Wedgewood Lane passed away on October 2, 2016
Michael Ahlers of 105 Hickory Drive passed away on October 4, 2016
Georgia Diamond of 242 Cottonwood Lane passed away on October 9, 2016

NOTE OF NEW OWNERS:

Celia Hummel purchased 108 Hickory Drive on October 5, 2016
Joseph and Mary Ann Schroder purchased 103 Laurelwood on September 30, 2016

APPROVAL OF MINUTES:

It was noted on page two that the total cost of the pipe repair work done on Bentwood Circle was \$4,938.00. It was also noted on page two under Finances that the Minutes stated "...Myrtle Trace made a small profit.... The term "profit" is incorrect and should have read "... Myrtle Trace had excess revenues over expenses."

Nancy Southard moved and Dave Smyth seconded the motion to accept the minutes of the September 21, 2016 Board meeting. All were in favor and the motion passed unanimously.

COMMITTEE REPORTS:

ACTIVITIES COMMITTEE – Santo Perry reported in Pat Paxson's absence.

Dave Smyth moved and Pat Searles seconded the acceptance of the Activities Committee Report. All were in favor and the motion passed unanimously.

ARCHITECTURAL REVIEW COMMITTEE – Pat said there were two agendas for review.

Nancy Southard moved and Dave Smyth seconded the acceptance of the ARC reports. All were in favor and the motion passed unanimously.

PROPERTY COMMITTEE – Leo reported there was no Property Committee meeting due to storm cleanup and responding to phone calls.

COMMUNICATIONS COMMITTEE –

Dave Smyth 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 –

Nancy Southard moved and Dave Smyth seconded that the Treasurer's Report be accepted as submitted. All were in favor and the motion passed unanimously.

NEW BUSINESS:

- **Hurricane Matthew – Status of Recovery Efforts:** Mary thanked Leo Reger for all his committee's work before, during and after the storm. Leo reported and thanked Al Hardee for having the forethought to hire Truett Hardwick in advance so that we had someone in place two days after the storm to start our cleanup. A discussion followed as to what steps had been taken prior to the storm and concluded with the Board addressing concerns and responding to questions posed by residents in attendance. Issues brought up included roads; lake levels; drainage; trees and cleanup expenses. Darryl elaborated on preparations made prior to the storm, which included reserving trucks and equipment from Hardwick at no cost to us if the storm had bypassed us. The cost of the clean-up, \$32,550.00 at this point in time, included not only the trucks, but other equipment, loading debris onto the trucks and the drivers of the equipment. The Board did monitor the truck loads and made sure they were all full before they left Myrtle Trace. We have written documentation of every load we are paying for. The homeowners also deserve a pat on the back as they were all out working and cleaning up which helped in reducing our costs.
- Darryl Rhodes said back in July or August of this year he recommended to the Board that we set up a Reserve Fund because of unexpected events such as sink holes.
- The BOD did consider taking funds out of one of our Designated Funds – either the Road Resurfacing or the Repair and Replacement Fund to pay for the cost of the cleanup, but after consulting with our

lawyer, it was her opinion that we cannot use any funds from either of those Designated Funds to pay for this expense. Therefore, the BOD's only choice was to pay this expense out of this year's Operating Budget. However, the funds being taking out of the Operating Budget to pay for this expense were originally allocated to fund our two Designated Funds in January 2017. In order to now fund these two Designated Funds we will have to use our 2017 Prepaid Dues and full funding may be delayed, as we have to replenish our Operating Budget.

- Les Gerhart said he felt we should be able to re-designate funds. He doesn't think the information provided to the Board by our lawyer was correct and suggested they get this information in writing. Ellen Elliott said there are restricted funds and there are designated funds. Designated funds can be used at the Board's discretion. She also asked that there be clarification on this from the Myrtle Trace lawyer. Darryl said the Board would get back to our lawyer and get clarification to see if there is a different way we can pay for the bills due to the storm.
- Clubhouse Addition – Leo received a call from Compass Designs in regard to delaying the start of work on the storage addition to the clubhouse due to the storm. There was discussion on whether the Property Committee should go ahead with the clubhouse storage addition with the money now being spent on tree removal. This project was already bound by contract before the storm hit and the funds for this project were included in the 2016 dues as announced at the 2016 Annual Meeting and are available to us.
- Continuing discussions included our Association's insurance coverage and what it does, and doesn't cover; SC law when it comes to whose responsibility it is when it comes to fallen trees; how to locate an honest and reasonably priced company to remove trees; concern over infrastructure on Hickory Drive; the need to have a plan in place for events such as these; suggestion on hiring personnel to handle trees in our community. Residents were reminded that some of these issues were addressed in the notices that were distributed to the community and a list of tree removal companies is available on our website.
- There were concerns about trees not being removed quickly enough during and after the storm. The Fire Department was on lock down when BOD members drove over to request their help. The Fire Department informed them that they could not leave the station and instructed our residents to return home for their own safety, but the National Guard would have responded if there was an emergency and their contact information had been provided by Governor Haley. Many of Hardee's crew were trapped in their homes, but were on site as soon as possible as was evidenced by the speedy cleanup.
- Nancy Southard reported on the status of trees on common ground. Pat Hosford reported on the status of trees on homeowner's property. These surveys are not completed, but should be finished within the next week or so.
- Pat Hosford said ARC and the Board have discussed ways to address the concern over removal of trees that are posing a danger. Pine trees can be taken down without approval if they are severely endangering your property, but you still must fill out a request form for record purposes. If you have

pine trees you are worried about, but that are not posing an immediate danger, you must fill out the required form and obtain approval first. Please try to wait to have them removed as prices should be

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coming down. You will be required to replace any pine tree taken down with another type of substantial tree such as an oak or a maple, etc. We don't want to wholesale take down pine trees.

- Ellen Elliott and Dan Schaeffer thanked the BOD for their hard work which is evident in the condition our community is in compared to others in our area; the information communicated to our residents; the fact that those on the Board and on Committees are volunteers, and how everyone should consider how they can help out with keeping our community the great place it is to live.
- Nominating Committee – Dave said the committee has met twice and has another meeting today. If anyone in attendance today would like to volunteer for a position on the Board, forms are available.
- ARC Proposal Re: Parking of Covered, Un-Licensed and Un-registered Vehicles – The new policy was passed out and Pat Hosford stated the same penalty will apply to these vehicles as the fine system currently in effect for the parking of trucks and recreational vehicles. The policy is effective January 1, 2017.

A motion was made by Pat Searles and seconded by Darryl Rhodes to accept the new policy for the parking of covered, un-licensed and un-registered vehicles. All were in favor and the motion passed unanimously.

- Board Listening Session – November 2, 2016 at 9:30 a.m.
- 2017 Annual Meeting – Letters will be approved at next month's meeting. The Board will also be presenting and approving the 2017 budget at next month's meeting. Jean Barber shared that she feels residents should be allowed to vote when it comes to making decisions on large expense items such as the privatization of our roads.

CORRESPONDENCE:

The Board received a thank you from the family of Walter Zometsky for our donation to the Disabled American Veterans.

The Board received a thank you from Christ United Methodist Church for our donation on behalf of Nancy Day.

REMARKS FOR THE GOOD OF THE ORDER:

Dave said he felt this was a good session and it was good to have people come in and criticize. It can help the Board be better.

Nancy said she thinks every resident came through the hurricane without injury and she expressed how glad she was for this. She appreciates all the members of the committee who helped out. She gave a special thanks to Al Hardee and his crew.

Pat said we are very blessed that no one was hurt. Experience is the best teacher in these situations.

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Darryl thanked Al Hardee and his crew and everyone who has worked here throughout the years to make Myrtle Trace the best it can be. The Board is conscious that it is not their money, it is your money and they do the best they can to spend it wisely. We will continue to have your best interests in mind as we go forward. It is always good to have input with new insights and thoughts.

Mary thanked all those who came and shared and asked them to become more involved by volunteering and reaching out to your neighbors.

Pat Hosford thanked Mary for all her work.

A motion was made by Darryl Rhodes and seconded by Mary Johnsen that the meeting be adjourned at 10:40 a.m. All were in favor and the motion passed unanimously.

Respectfully submitted,
Diane Gascoigne, Recording Secretary