

MYRTLE TRACE HOMEOWNERS ASSOCIATION
CONWAY, SOUTH CAROLINA
BOARD OF DIRECTORS MEETING – November 16, 2016

CALL TO ORDER: The meeting was called to order by Board President, Mary Johnsen, at 9:01 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, Pat Paxson – Activities Committee.

Also present were: Jim Luneke - Administrative Consultant, Santo Perry, Barb Artz, Charlene Rose, Renzo Falcinelli, Jon Bourne, Peter Bevan, Charles and Michelle Grandell, Marjorie Antil and Diane Gascoigne - Recording Secretary.

NOTE OF PASSING RESIDENTS:

Harold Slack of 236 Candlewood Drive passed away on October 14, 2015

Ron Crow of 106 Walnut Circle passed away on November 1, 2016

NOTE OF NEW OWNERS:

Herbert Corbin, Jr. purchased 105 Cedar Ridge Lane on October 26, 2016

Robert and Edith Ann Daniels purchased 116 Mayberry Lane on October 25, 2016

Frank and Kathleen Moore purchased 119 Laurelwood Lane on November 1, 2016

APPROVAL OF MINUTES:

Dave Smyth moved and Nancy Southard seconded the motion to accept the minutes of the October 19, 2016 Board meeting. All were in favor and the motion passed unanimously.

COMMITTEE REPORTS:

ACTIVITIES COMMITTEE – Pat said the first-time craft festival went very well. One new event for next year will be a trip to Dublin Winery for a wine tasting.

Darryl Rhodes 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 was one agenda for review. There were a lot of requests for tree removal and there will be even more next report. Nancy Southard said most requests were storm related. It has definitely made a difference in our community.

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

PROPERTY COMMITTEE – Leo reported that the Property Committee had received three bids to remove 11 trees (behind the clubhouse and Hickory Drive). Leo asked the approval of the Board to award the contract to AMC for \$3,700.00.

Nancy Southard moved and Pat Searles seconded to have AMC remove the 11 trees for \$3,700.00.

All street lights have been called in, but not all have been repaired yet.

Leo said Al Hardee and his crew removed all the trees from the lakes and by doing so possibly saved Myrtle Trace \$10,000.

Nancy Southard asked Leo for clarification of his report concerning Bentwood Circle and the drainage and it was given.

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

COMMUNICATIONS COMMITTEE – Ted asked for Board approval to appoint Jon Bourne to the Communications Committee to create and maintain a master email list of residents to be used to send out notices during emergency situations.

Darryl Rhodes moved and Dave Smyth seconded the appointment of Jon Bourne to the Communications Committee in this role to send out mass emails to the Myrtle Trace Community in emergency situations. All were in favor and the motion passed unanimously.

Mary thanked Jon and Ted for putting this together.

Nancy Southard moved and Dave Smyth 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 gave a comprehensive report of where Myrtle Trace stands now.

Nancy Southard moved and Pat Searles 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 said Al Hardee has been told by the Board to no longer do any storm related work. It is now the responsibility of the homeowners to clean up any remaining Hurricane Matthew debris. Many thanks again to Al and his crew. The most dangerous trees have been addressed and Mary thanked Nancy Southard and Pat Hosford for all their work identifying all these trees and prioritizing them. Even with the financial impact of our clean-up, we are financially sound and have the resources to handle it. The storm knocked us down but we are back up!
- **Presentation of 2017 Budget –** Darryl said the Board had a good budget in line but it had to be reconsidered and re-written due to the storm. The Board needed to set up a Designated Disaster Fund and an Infrastructure Project Fund. Numerous options were reviewed in the reworking of the budget, including the financial impact on homeowners. A dues increase was decided on rather than an assessment to each household. Per the covenants, Article V, Section 3(b), no more than a 10% increase is allowed above the current dues. Effective January 1, 2017 an increase to the HOA dues will bring our homeowner dues up to \$82.50 a month. The Board regrets having to do this but if you carefully review the 2017 budget we think you will be satisfied that all obligations due to Hurricane Matthew and the future maintenance and preservation of Myrtle Trace have been addressed. The standards you have come to expect in Myrtle Trace will be maintained. The question was asked if this increase was all due to Hurricane Matthew. Darryl said 90% of the increase will go back into the Operating Budget used to pay for the hurricane. The question was asked what the other reasons were. Darryl said an increase will help in the budget monthly as we go forward, including being able to set up a Designated Disaster Fund; lakes may have to be dredged in the future; we've encountered numerous sink holes this past year; the infrastructure is now 30 years old and things are breaking down on a regular basis. We need to build up our coffers. Mary said we still have one of the lowest HOA dues around because we are a self-managed association staffed by community volunteers. Nancy said there are major issues of repairing and replacing to be addressed in the future and we need to be prepared. Jim Luneke said they thought it was better to do a monthly increase rather than a one-time assessment which might present a hardship for some residents. A question was asked if any of the funds in the Designated Fund for Road Resurfacing have been used to date. No funds have been taken out of that Fund since inception. However, there is a line item in the current budget, Road Maintenance. Those funds are taken out as necessary for minor repairs to the roads, such as blacktop patching.

Mary Johnson moved and Dave Smyth seconded that the 2017 Budget be approved. All were in favor and the motion passed unanimously.

- **Nominating Committee** – Dave Smyth said three candidates have been accepted. Their names will be released next month and they will be invited to the January Board Meeting.
- **Vial of Life Program** – Peter Bevan made a presentation and passed out information on this program which addresses health information being made available for EMT's and rescue response teams when coming to your home. This is especially important for residents living alone. Peter asked the Board to make this information available to the community via the "News and Views". The Board has agreed to do this after the first of the year. The forms are available on-line.

- **Listening Session Report** – Nancy said the Listening Session was held on November 2nd and between 35 and 40 people attended. Approximately 15 people expressed concerns in regard to Hurricane Matthew and what the future plans are. Nancy thanked all who attended and the Board will address the concerns and respond to them as quickly as possible.
- **Resignation of Patricia Searles, Director at Large** – Mary said Pat’s resignation is effective at the end of today’s meeting. Mary said Pat brought much expertise to the Board and was a pleasure to work with. She wished her well.

Nancy Southard moved and Dave Smyth seconded the approval of Pat Searle’s resignation from the Board effective following today’s meeting. All were in favor and the motion passed unanimously.

- **Appointment of Renzo Falcinelli, Director at Large** – Mary said Renzo Falcinelli has agreed to be Pat Searles’ replacement. Renzo brings great experience to the Board as he is a past-president of the Board and has been a member of several committees. Renzo said he is happy to fill in because he loves Myrtle Trace and it has been wonderful working with everyone over the years. Renzo also wished Pat and Fred Searles well.

Nancy Southard moved and Darryl Rhodes seconded the acceptance of Renzo Falcinelli as the Board’s new Director at Large. All were in favor and the motion passed unanimously.

REMARKS FOR THE GOOD OF THE ORDER:

Dave said a great budget was approved. He also gave the reason for not having a one-time assessment and gave the benefits of a dues increase.

Nancy said she is glad we have recuperated from Hurricane Matthew.

Pat said she will put her new address in the “News and Views” for anyone who wants it.

Darryl said we have all been through some really rough times in the past month and we have survived a lot better than some communities. He thanked everyone for all their help.

Mary thanked everyone and said she thinks Myrtle Trace works because of all of us.

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

Respectfully submitted,
Diane Gascoigne, Recording Secretary