

MYRTLE TRACE HOMEOWNERS ASSOCIATION
CONWAY, SOUTH CAROLINA
BOARD OF DIRECTORS MEETING – March 15, 2017

CALL TO ORDER: The meeting was called to order by Nancy Southard, at 9:00 a.m.

ATTENDANCE: *Board Members:* Nancy Southard, Darryl Rhodes, Renzo Falcinelli, Carol Estrella and Santo Perry

Committee Chairpersons: Ted Ackley - Communications Committee, Pat Paxson – Activities Committee, Pat Hosford – Architectural Review Committee

Also present were: Jim Luneke - Administrative Consultant, Peter Bevan, Thor Kongvold, Charlene Rose, Barbara Artzand Diane Gascoigne - Recording Secretary.

NOTE OF NEW OWNERS:

George and Elizabeth Cindrich purchased 235 Candlewood Drive on January 16, 2017

Joseph and Terry A. Capparella purchased 105 Birchwood Lane on February 14, 2017

Brian and Janie McGraw purchased 224 Cedar Ridge Lane on February 16, 2017

Ernest DiFiore purchased 106 Linden Circle on February 27, 2017

Robert and Rita Callender purchased 125 Myrtle Trace Drive on February 28, 2017

James and Dorothy Roscoe purchased 202 Glenwood Drive on March 8, 2017

APPROVAL OF MINUTES:

Darryl Rhodes moved and Renzo Falcinelli seconded the motion to accept the minutes of the February 15, 2017 Board meeting. The motion passed unanimously.

COMMITTEE REPORTS:

ACTIVITIES COMMITTEE – Pat asked the Board’s permission to hire someone to roast a pig on May 29th for a Memorial Day celebration.

Carol Estrella moved and Santo Perry seconded the motion to allow the Activities Committee to hire someone to roast a pig on May 29th in an area of the parking lot.

Renzo Falcinelli moved and Santo Perry seconded the motion to accept the Activities Committee Report. The motion passed unanimously.

ARCHITECTURAL REVIEW COMMITTEE – Pat said there are two reports this month. She also said the committee has a new member, Dianne McDonough from Phase 8. Pat said the retaining wall project has been completed for 2017. It is \$3,000 under budget at this time. She cannot give a final monetary report until the sod is in.

Darryl Rhodes moved and Carol Estrella seconded the motion to accept the ARC reports. The motion passed unanimously.

PROPERTY COMMITTEE –Renzo is the Board liaison to the Property Committee. He reported in the absence of a chairperson for this committee. Dennis Arena has gone back to work in the private sector. The committee is in flux at this time without a chairperson or vice-person. Renzo said all the soil tests have been completed and permits received for the clubhouse addition. Work will begin in a few weeks when Compass Designs can begin. The overflow pipe situation on Timberline Drive has been delayed for a short time. He said Thor Kongvold and Charlene Rose will talk to the company contracted to clean the clubhouse and instruct them on the correct way to clean it. There have been some problems. Renzo said the committee is going to put rollers on the rest of the tables in the clubhouse. The pool will open on May 1st and Mike and Sheila Reynolds have agreed to be the coordinators for pool monitors. The policy on water craft on the retention ponds was discussed at their meeting and a report will be made. Additional items were discussed. John Beam has retired after 23 years of serving as the Phase 6 representative to the Property Committee. Lydia Baraga has resigned after three years of representing the Garden Club at Property Committee meetings. Nancy thanked each of them.

Santo Perry moved and Darryl Rhodes seconded the motion to accept the Property Committee Report. The motion passed unanimously.

COMMUNICATIONS COMMITTEE –Ted said the new phone directory has been finalized and will be printed soon.

Darryl Rhodes moved and Santo Perry seconded the motion to accept the Communications Committee Report. The motion passed unanimously.

TREASURER'S REPORT –Darryl said revenue over expenditures was favorable. He recommended closing the BB&T administrative checking account which has a balance of \$125.00. The account is dormant; it was not used at all in 2016 and we are being charged for not using it. He recommends transferring the balance to the Myrtle Trace BB&T business account.

Darryl Rhodes moved and Renzo Falcinelli seconded the motion to transfer the \$125 balance in the Myrtle Trace BB&T administrative account to the Myrtle Trace BB&T business account. The motion passed unanimously.

Renzo Falcinelli moved and Santo Perry seconded the motion to accept the Treasurer's Report. The motion passed unanimously.

NEW BUSINESS:

- MTHOA/Homeowner Agreement –It was explained once again what this agreement is. It is available to homeowners twice a year in March and in September. One letter has been received.

- Emergency Email Test – John Bourne has made a request to do a test email to be sure everyone would receive the emails in a true emergency. A definite date for this test will be given in the April “News and Views” and anyone who does not receive the email in May should let John know. If John does not have all resident’s email addresses, they should also let him know. Nancy asked Ted to contact John with this information.

Santo Perry moved and Darryl Rhodes seconded the motion to approve the emergency email test. The motion passed unanimously.

- Scam Notice in “News and Views” – There was much discussion on how to word the information to go in the “News and Views” on this topic. Ted will look into this before any action is taken.
- OLLI Presentation - A representative from CCU would like to come to Myrtle Trace and present to the residents all that is available to seniors at the university through their Life Long Learning Program. There was much discussion on this due to the Myrtle Trace policy of no vendors being allowed to advertise in our community. There are pros and cons. It was stated that we could make an exception if vendors did not bring registration forms or expect people to sign up for anything.

Darryl Rhodes moved and Carol Estrella seconded the motion to allow a representative from CCU to come and make a presentation to the community abiding by the parameters set by the Board. The motion passed unanimously.

- Dog and Cat Complaints –We are having a problem again with cats and dogs running loose and residents and/or guests not cleaning up after their pets. Something will be put in the “News and Views” again addressing these issues. There will be a fine enforced after a second incident by the same resident. The feeding of feral cats will also be addressed again in the article.
- Termite Service –Thor Kongvold contacted several companies last year. Victory Pest Control has given us a proposal for coverage of the clubhouse, pool cabana and Hardee’s maintenance shed. There has never been any termite coverage before in these areas. They will trench and drill holes in all three structures and treat them. The initial start-up cost is \$2,330.00. The annual fee for inspection of all three buildings would be \$250.00 a year which includes a 10 year warranty. Thor and Charlene Rose recommend to the Board that they accept this proposal. Thor said he told Victory Pest Control he also wants them to do a thorough inspection before they begin any work and inform us if there is any termite damage present. This way we will be at ground zero when we begin. Jim Luneke said we do have the money available to do this. Nancy said she would ask that any pre-existing damage be put in writing and that the new addition to the clubhouse be included in this start-up fee. This is for termite control and is separate from our current pest control contract.

Renzo Falcinelli moved and Santo Perry seconded the motion to approve Victory Pest Control’s proposal including the parameters set by the Board. The motion passed unanimously.

REMARKS FOR THE GOOD OF THE ORDER:

Santo said he is learning a lot and thanked everyone for their help.

Carol said she toured the lakes with Dave Smyth, Santo Perry and Paul Sallas and is more comfortable in her knowledge of where things are now.

Renzo said he chaired the Property Committee meeting and it showed him we really need help from everyone in the community to become more involved. Our committees are for the good of the whole community. Please help. The Property Committee also needs a replacement for John Beam as the Phase 6 representative and a lake assistant.

Nancy said even though it is very cold here she is glad she is no longer in the north. She would like to have more people attend the monthly Board meetings. Everyone's input is appreciated.

**Renzo Falcinelli moved and Darryl Rhodes seconded the motion to adjourn the meeting at 9:30a.m.
The motion passed unanimously.**

Respectfully submitted, Diane Gascoigne, Recording Secretary