

**MYRTLE TRACE HOMEOWNERS ASSOCIATION**  
**CONWAY, SOUTH CAROLINA**  
**BOARD OF DIRECTORS MEETING – May 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, Terry McTarnaghan and Santo Perry

***Absent:*** Renzo Falcinelli

***Committee Chairpersons:*** Ted Ackley - Communications Committee, Pat Paxson – Activities Committee, Pat Hosford – Architectural Review Committee, Richard McEvoy - Property Committee

***Also present were:*** Jim Luneke - Administrative Consultant, Peter Bevan, Barbara Artz, Doris Los, Dennis McGarvey and Diane Gascoigne - Recording Secretary.

**APPROVAL OF NEW BOARD MEMBER:**

Nancy said when there is a vacancy on the Board it is the Board's responsibility to fill the vacancy. Terry McTarnaghan was asked to fill the Director-At-Large vacancy and has accepted.

**Darryl Rhodes moved and Santo Perry seconded the motion to approve Terry McTarnaghan as a new Director-At-Large for the Myrtle Trace Board. The motion passed unanimously.**

**NOTE OF PASSING RESIDENTS:**

Bernice Gray of 117 Boxwood Lane passed away on April 27, 2017

Jim Patton of 184 Myrtle Trace Drive passed away on May 10, 2017

John Borkowski of 201 Candlewood Drive passed away on May 10, 2017

**NOTE OF NEW OWNERS:**

Wayne J. Svoboda purchased 102 Holly Springs Court on April 21, 2017

Robert R. and Wandely Nelson purchased 140 Myrtle Trace Drive on April 24, 2017

**APPROVAL OF MINUTES:**

**Darryl Rhodes moved and Santo Perry seconded the motion to accept the minutes of the April 19, 2017 Board meeting. The motion passed unanimously.**

**COMMITTEE REPORTS:**

**ACTIVITIES COMMITTEE** – Pat said the committee is trying to encourage new residents to become more involved in the community. A survey will be placed in the "News and Views" to receive input of new ideas and things people may be interested in.

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

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**ARCHITECTURAL REVIEW COMMITTEE** – Pat said there are two agendas this month.

**Santo Perry moved and Terry McTarnaghan seconded the motion to accept the ARC reports. The motion passed unanimously.**

Nancy introduced Richard McEvoy as the new Chairperson on the Property Committee. Leo Reger will be Vice-Chairman.

**PROPERTY COMMITTEE** –Richard discussed a contract with J&W Tree Services to remove some trees. Nancy said the contract should state that the tree company must remove all debris caused from the cutting of the trees and that trees are not to be dropped on the roads of Myrtle Trace.

**Darry Rhodes moved and Santo Perry seconded the motion to have J&W Tree Services remove the trees. The motion passed unanimously.**

**Terry McTarnaghan moved and Darryl Rhodes seconded the motion to accept the Property Committee Report. The motion passed unanimously.**

**COMMUNICATIONS COMMITTEE** –Nancy asked Ted how the emergency email test went. Ted said there were only three or four residents who didn't respond and they will check on them.

**Santo Perry moved and Terry McTarnaghan seconded the motion to accept the Communications Committee Report. The motion passed unanimously.**

**TREASURER'S REPORT** –

**Terry McTarnaghan moved and Santo Perry seconded the motion to accept the Treasurer's Report. The motion passed unanimously.**

**OLD BUSINESS:**

- **ARC – Retaining Wall Report for 2017** – Pat said the work on retaining walls for 2017 was finished in April. The lakes done this year were Lake Oriole and the north side of Lake Bunting and it came in under budget by \$3,000. The Lake Banks Committee has finished its assessment to prioritize plans for retaining wall construction for the next five years. This is not written in stone and will be re-evaluated every year. The ARC Committee is asking the Board to consider allowing them to purchase the lumber they will need for the 2018 retaining walls with the money they saved. It would allow Al Hardee and his crew to get a head start in 2018 so they could move on to other projects and it would allow the committee to begin construction in early January without having the concern about available funds that early in the year. Nancy said the Board would take this under advisement in the preparation of next year's budget.

- **RESPONSE FROM TREE COMPANIES** – Nancy said in regard to responses from the tree companies that left debris in the woods after the removal of trees, one company takes no responsibility and we will not use that company again. The other company will come back and remove the debris but it will not be immediately.

**NEW BUSINESS:**

- **ARC – Recommendations for 2017 ARC Guidelines** – Pat said they are finishing the re-write of the ARC Guidelines and they are considering the use of Hardie Plank board for the replacement of horizontal boards on homes. ARC recommends the use of these boards with some restrictions. The committee will look at vertical board in the future. Wood grain doors are being recommended for all phases in Myrtle Trace. In Phase 8 the shutters must be painted a compatible color.

**Santo Perry moved and Darryl Rhodes seconded the motion to approve ARC's recommendations of the use of Hardie Plank with some restrictions and wood grain doors to be added to the ARC Guidelines. The motion passed unanimously.**

- **Property – Recommendation for a new drainage line on Myrtle Trace Drive** – Nancy defined the areas affected. The proposal is for Hardwick's Landscaping, LLC to dig two trenches on common ground and place a barrel and PVC pipe in both trenches. Al Hardee will purchase a sump pump and provide the barrel. The total project estimate for both companies is \$3,260.00.

**Santo Perry moved and Terry McTarnaghan seconded the motion to approve the proposal by Hardwick's Landscaping, LLC. Darryl Rhodes abstained as this work affects his property. The motion passed.**

**CORRESPONDENCE:**

The Board received a thank you note from St. Jude Research Hospital for our donation on behalf of Linda Tucker. The Board received thank you notes from Mercy Hospice for our donations on behalf of Bernice Gray and Anna Vitale.

**BOARD LISTENING SESSION:**

Nancy said 34 people attended and the biggest issues were the algae in the lakes and speeding. The Board will respond to all of those present at the session and something will be put in the "News and Views" for residents who did not attend to keep them informed as well.

**REMARKS FOR THE GOOD OF THE ORDER:**

Everyone again thanked the various committees for all they do to keep Myrtle Trace running smoothly. This includes the Lake Bank Committee as this will be a big issue in the future. They thanked Terry McTarnaghan and Richard McEvoy for volunteering for the Board and Property Committee respectively.

**Darryl Rhodes moved and Santo Perry seconded the motion to adjourn the meeting at 10:25a.m. The motion passed unanimously.**

Respectfully submitted, Diane Gascoigne, Recording Secretary