

**MYRTLE TRACE HOMEOWNERS ASSOCIATION**  
**CONWAY, SOUTH CAROLINA**  
**BOARD OF DIRECTORS MEETING – September 20, 2017**

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

**ATTENDANCE: *Board Members:*** Nancy Southard, Renzo Falcinelli, Terry McTarnaghan, Santo Perry and Darryl Rhodes

***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, Mary Johnsen, Don Spriegel and Diane Gascoigne - Recording Secretary

**PUBLIC PARTICIPATION:** Don Spriegel addressed the Board concerning spraying for mosquitoes and removing stop signs on Myrtle Trace Drive. Jim Luneke addressed the Board concerning adding a stop sign on Myrtle Trace Drive at Holley Springs Court. The Board will discuss these issues and respond to these residents.

**NOTE OF PASSING RESIDENTS:**

Duane Raymor of 108 Laurelwood Lane passed away on August 15, 2017

Nancy Pack of 1215 Loblolly Lane passed away on September 1, 2017

Donald Nimphius of 105 Timberline Drive passed away on September 4, 2017

**NOTE OF NEW OWNERS:**

David and Susan Rudnicki purchased 138 Myrtle Trace Drive on August 16, 2017

David and Darlys Harmon-Vaught purchased 161 Myrtle Trace Drive on August 23, 2017

William B. and Penny A. Smith purchased 105 Berry Tree Lane on September 15, 2017

Darralyn Alexander purchased 218 Candlewood Drive on September 15, 2017

**APPROVAL OF MINUTES:**

Nancy noted one correction to the August 16, 2017 minutes. David and Teresa Oberg purchased their home on 120 Boxwood Lane on August 18, 2017 not August 14, 2017.

**Renzo Falcinelli moved to accept the minutes of the August 16, 2017 Board of Director's meeting with the above correction and Terry McTarnaghan seconded the motion. The motion passed unanimously.**

**COMMITTEE REPORTS:**

**ACTIVITIES COMMITTEE** – Pat said Lisa Vawter has been elected to fill the treasurer's term for their committee.

**Darryl Rhodes moved and Santo Perry seconded the motion to accept the Activities Report. The motion was unanimous.**

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

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

**PROPERTY COMMITTEE** –Richard said the Property Committee did not meet this month.

**COMMUNICATIONS COMMITTEE** –Ted said there was one change to his written report. There were five visits made by the Myrtle Trace greeters this month.

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

**TREASURER’S REPORT** –Darryl said the YTD operating expenses were under budget. He discussed at length the CD’s that have matured and are about to mature. He said he is trying to condense the number of CD’s to make it easier for the Treasurer. The CD’s maturing at the bank with the lowest interest rate will be moved to another bank.

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

**NEW BUSINESS:**

- **Preparation for Hurricane Irma** –Nancy said she was glad the Board had the Disaster Fund in place to use in preparing for Irma. Two pumps were rented for lowering water levels in several of our lakes and some boards were removed. Swales were also checked on and cleaned out if necessary. She thanked Hardee Maintenance team for their efforts and also thanked Al Hardee for returning to Myrtle Trace each evening to refill the gas tanks of the pumps. She also thanked Paula and Vince Muti, Jan Notte, Marty Tims, Barbara and John Walko and Sheilah Reynolds who assisted Roger Kirschner in moving and storing all of the pool furniture in preparation for the storm. She also thanked John Bourne for using the Myrtle Trace emergency email database to inform those residents as to the actions being taken in anticipation of Irma. The Board will wait until more information is known about the path of Hurricane Maria before making arrangements to rent two pumps.
- **Pool Sidewalk** – Richard McEvoy said he contacted several companies about replacing the sidewalk from the base of pool entrance to the end of the handicapped section of the parking lot. He did not hear back from everyone he contacted. He did receive an estimate from Montes Construction LLC in Surfside Beach for removing the old concrete sidewalk and replacing it with new concrete at a cost of \$2,335.00. Richard recommended this company to the Board.

**Darryl Rhodes moved to accept this estimate from Montes Construction LLC once developed as a contract. Terry McTarnaghan seconded the motion and the motion passed unanimously.**

- **Exit Gate** – Richard McEvoy said a few things have been determined as possible causes for the problem with the exit gate. One is the speed of the cars approaching the arm. Cars are going past the reader too fast. Another problem could be the distance between the car and the reader. If a car is four feet from the reader, it will not read the decal on the car. Three feet is about the maximum distance allowed. Cars must be closer to the reader for the arm to go up. A third solution could be the replacement of the first 1,500 decals that were issued. Richard intends to put something in the “New and Views” concerning the speed and distance of cars. He is open to other suggestions. It was suggested that cones be placed along the exit road near the gate to force cars to move closer to the reader. This would be done on a trial basis to see what effect it has. The Board agreed with this and instructed Richard to put the gate arm down today and place the cones.
- **Committee For Implementing Lake Maintenance** – This item references last month’s presentation from the Lake Maintenance and Preservation Committee. One recommendation from this committee was to form a new committee, of three to six members, working with the Board to implement the committee’s recommendations. Nancy recommended the Board establish this new committee. There was a great deal of discussion on what the committee’s responsibilities would be and that it would be a long-term committee. Santo Perry seconded the recommendation and the recommendation was approved. Nancy also recommended Dave Smyth as chair of the committee; the other members include Paul Sallas, Pat Hosford and Mike Reynolds as they have previous experience. Santo Perry volunteered to be the Board member on the committee and one other person should probably be included. These people have already agreed to serve on the committee.

**Renzo Falcinelli moved and Santo Perry seconded the motion to form this Lake Maintenance Committee as suggested. The motion passed unanimously.**

- Pat Hosford as Chairperson of the ARC Committee said there is one resident in the community who is in violation in maintaining his yard and has been given three letters. The resident has not responded to the requests. The ARC Committee will hire Al Hardee to clean up the property and the homeowner will be billed by the Association for the clean-up.
- **Recommendations – Request for a letter to go in the “News and Views”** –A resident has asked to put a letter in the “News and Views” covering several topics in the community. A copy of the letter was given to all Board members to review. There was a great deal of discussion on this topic and the Board decided the “News & Views” was not to be a platform for editorial issues. The Board’s recommendation is to inform the resident of the Board’s decision. However, the resident may submit the first paragraph to the “News & Views” for publication. All members of the Board agreed.

**CORRESPONDENCE:**

The Board received a thank you note from Christ the Servant Lutheran Church for our donation given in memory of Juno Jones. The Board received a note of appreciation from the Jones family for our donation to Christ the Servant Lutheran Church in memory of Juno Jones. The Board received a thank you note from Christ the Servant Lutheran Church for our donation given in memory of Marion Brech. The Board received a thank you note from Waccamaw Animal Rescue Mission for our donation given in memory of Dewey Young.

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

All volunteers were thanked for their long and hard work on the lakes and Santo was thanked for volunteering to be the Board liaison to the new Lake Maintenance Committee. Everyone involved in helping prepare for Hurricane Irma was thanked. Nancy said she hopes there are more people in attendance next month for the public forum.

**Darryl Rhodes moved and Nancy Southardsecondedthe motion to adjourn the meeting at 10:40a.m.  
The motion passed unanimously.**

Respectfully submitted,Diane Gascoigne, Recording Secretary