

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

**CALL TO ORDER:** The meeting was called to order by Nancy Southard, at 9:03 a.m.

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

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

***Also present were:*** Jim Luneke - Administrative Consultant, George and Elizabeth Cindrich, Peter Bevan, Barbara Artz, Mary Johnsen, Lee and Jannine Sutherland and Diane Gascoigne - Recording Secretary.

**PUBLIC PARTICIPATION:**

- ⊗ Ted Ackley brought up the Vial of Life Program that Peter Bevan had presented to the Board in a previous year, however nothing was done at that time.
- ⊗ Jim Luneke brought to the Board's attention a notary in our community whose license the MTHOA had paid for in past years. He requested the Board again pay for this individual's license. +Pat Hosford stated she was a notary and had paid for her own license and did not expect to have MTHOA pay for it as she was doing it as a service to Myrtle Tracers.

**NOTE OF NEW OWNERS:**

Averil C. and Hayes A. Horton purchased 101 Bentwood Circle on September 28, 2017.

Earl G. and Wilma C. Miller purchased 230 Cricket Court on November 2, 2017.

**APPROVAL OF MINUTES:**

**Terry McTarnaghan moved and Renzo Falcinelli seconded the motion to accept the minutes of the October 18, 2017 Board of Director's meeting. The motion passed unanimously.**

**COMMITTEE REPORTS:**

**ACTIVITIES COMMITTEE** – Pat said all activities last month went very well. All activities are for residents only and there was a problem at Bingo this past month with several non-residents being invited to attend. The issue has been resolved. Pat said the 2018 calendar has been set up.

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

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

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

Pat said a final letter was sent to a resident on Berry Tree Lane on July 17<sup>th</sup> regarding a violation. The letter included an explanation of fines and the appeal process. There has been no response from the non-resident homeowner within the sixty day time allotment. The home is a rental property. A fine will be issued. Pat said to her knowledge this is the first time this has ever happened; normally the appeal process takes care of this and the whole thing is settled within the 60 days. The Board will ask the Myrtle Trace lawyer for advice going forward and perhaps a letter from her to the home owner.

**PROPERTY COMMITTEE** – Rich gave an update on the gate. The decoder was shipped to Florida. It was back in place within two weeks and still did not work when installed. He discovered it was the power supply that was the problem. They have received a bill for the decoder repair/replacement; however, the bill as submitted will not be paid until certain questions have been addressed. Nancy asked Rich to keep the Board apprised of the situation.

Pat Hosford brought up the fact that some residents are placing things on lake banks that are not Board approved retaining walls. They have had issues in the past. The Board will look into this matter.

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

Santo Perry said he was asked when the phone numbers will go back up at the back gate. Rich was not aware of these and Nancy said the people's names and numbers that were up there are no longer involved in the operation of the back gate.

Rich said Leo Reger went out to look at the trees needing to come down on common property and received three bids for the work. The Property Committee has chosen Mr. D's Tree Service to do the work. This was in response to the situation discussed at last month's Board meeting.

**Renzo Falcinelli moved and Santo Perry seconded the motion to accept the bid of Mr. D's Tree Service to remove the necessary trees. The motion was unanimous.**

Nancy asked Rich to notify Leo and Rich said he will also attempt to get Mr. D's Tree Service to lower their price.

**COMMUNICATIONS COMMITTEE** – Ted reviewed his report.

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

**TREASURER’S REPORT** – Darryl reviewed his report including various increases and decreases in Myrtle Trace finances. He said the Board has begun the process of establishing a new account for future investments and savings at TD Bank.

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

**OLD BUSINESS:**

- MTHOA Guidelines and Policies Binder – Nancy thanked all the people that helped to assemble and distribute the new books. She said the response from residents has been very positive.
- Designation of Funds – Nancy said they want to carry this over and add to the Infrastructure and Renewal fund every year. The Disaster Fund is going into a CD. The monies in the Infrastructure Fund and the Lake Renewal Fund will go into an interest bearing account. This decision was based on accessibility to funds when needed.

**Darryl Rhodes moved and Santo Perry seconded the motion to approve establishing the account for the Disaster Fund in a CD and the Infrastructure Fund and Lake Renewal Fund revenues into interest bearing accounts. The motion passed unanimously.**

**NEW BUSINESS:**

- 2018 Budget – Darryl said the Board gave careful consideration to current and future needs in order to maintain Myrtle Trace as we have and continue to know it. In addition to looking at daily expenses, they looked at projects that needed to be done and at putting funds away to be used as the need arises. With the Disaster Fund the Board wants to build up a reserve in case of another hurricane or ice storm. The Lake Bank Committee has submitted another five-year plan and we, the Board, think our MTHOA 2018 Budget will continue to provide what is necessary to benefit the community and remain sound. This is being done without a dues increase in 2018. The budget will be voted on today.

**Nancy Southard moved and Renzo Falcinelli seconded the motion to approve the Myrtle Trace Homeowner’s Association Budget for 2018.**

- Board Listening Session – Nancy said approximately 16 people attended the Board Listening Session and each person was sent a letter in response to their comments or questions. Nancy said because we now have a 30 minute Public Participation portion of each Board meeting it is not necessary to have a Listening Session every six months. The Listening Session just past will be the last formal six-month Listening Session.

- Lake Action Committee Update – Santo said the committee is moving right along and will have some rough drafts of a request for proposal and then will fine-tune them and have a working proposal by January. The draft will be reviewed with the members of the Board prior to being mailed out. This is what they will use to go out for bids. They need to find contractors that will bid on a job this size. For most companies this is a small job Pat Hosford said. The next committee meeting is December 12<sup>th</sup>.
- Nominating Committee Report – Renzo said the committee is making progress but it is coming very slowly.
- Anonymous Complaints – Nancy said the Board has received at least one, maybe two anonymous complaints recently. The Board will not address an anonymous complaint; it must be signed and submitted to the appropriate committee. The name of the complainant is kept confidential.

**CORRESPONDENCE:**

The Board received a thank you from the family of Donald Nimphius for our donation to W.A.R.M. given in his memory.

The Board received a thank you from Eileen Hansen for our donation to St. Jude’s given in memory of Walter Hansen.

The Board received a thank you from W.A.R.M. for our donation in memory of Dan Seeds.

The Board received a thank you from McLeod for our donation given in memory of John Barabino.

The Board received a thank you from Embrace Hospice Foundation given in memory of Sandy Conroy.

**THANKFUL:**

Renzo said he has very many things to be thankful for in his life. He is especially thankful for whatever led him and his wife to Myrtle Trace. It has been a wonderful period in their lives.

Darryl thanked Santo for volunteering to take his place at the Activities Committee due to his illness. He thanked the Activities Committee and all who helped put on the Veterans Day celebration. It was very well done this year. He is thankful for family, friends and living in Myrtle Trace.

Santo is thankful for being elected to the Board. He loves being in Myrtle Trace and all the friends he has made here.

Terry is thankful Mother Nature has bypassed us so far.

Nancy is thankful for family, friends and Myrtle Trace and that the budget has been put to bed. She thanked Jim Luneke for all his guidance. She is thankful that we are all here together and no one can stop us. We live in a great country.

Nancy invited everyone to stay for a celebration of all these things we have to be thankful for and for Terry’s birthday.

**Terry McTarnaghan moved and Santo Perry seconded the motion to adjourn the meeting at 10:01a.m. The motion passed unanimously.**

Respectfully submitted, Diane Gascoigne, Recording Secretary