

MYRTLE TRACE HOMEOWNERS ASSOCIATION
CONWAY, SOUTH CAROLINA
BOARD OF DIRECTORS MEETING – June 20, 2018

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

ATTENDANCE: *Board Members:* Nancy Southard, Renzo Falcinelli, Donna Ebling, Terry McTarnaghan and Santo Perry
Committee Chairpersons: Ted Ackley - Communications Committee, Pat Hosford – Architectural Review Committee, Liz Maas for Richard McEvoy - Property Committee, Pat Paxson – Activities Committee

Absent: Richard McEvoy

Also present were: Jim Luneke - Administrative Consultant, Barbara Artz, Ginger Sallas, Tom Gray, Liz Maas, Sandy Main, David French, Thor Kongvold and Terry Eisenhardt for Diane Gascoigne - Recording Secretary.

RESIDENT PARTICIPATION:

David French asked permission to have Kelly Tours use the clubhouse for a presentation. No sales will be allowed.

NOTE OF PASSING RESIDENTS:

Alice Tingler of 120 Myrtle Trace Drive passed away on June 4, 2018.

Mildred Streng of 120 Laurelwood Lane passed away on June 7, 2018.

NOTE OF NEW OWNERS:

James Freeman purchased 127 Birchwood Lane on May 21, 2018.

George and Margaret Heverly purchased 103 Boxwood Lane on May 21, 2018.

Donald M. and Connie M. Druck purchased 114 Cedar Ridge Lane on June 4, 2018.

Wallace J. and Joyce A. Englehart purchased 228 Cricket Court on June 4, 2018.

Marcia Schwarzenegger purchased 112 Myrtle Trace Drive on June 6, 2018.

APPROVAL OF MINUTES:

Donna Ebling moved and Santo Perry seconded the motion to accept the minutes of the May 16, 2018 Board of Director's meeting. The motion passed unanimously.

COMMITTEE REPORTS:

ACTIVITIES COMMITTEE – Pat Paxson once again addressed the Myrtle Trace Activities Committee RSVP policy. She reiterated that residents only may sign up for an activity. Five days before the event, if there is still space available, the activity will open up to non-residents and guests of residents. This policy will be noted on all flyers and the event or activity will be cancelled if this is not adhered to.

Terry McTarnaghan moved and Renzo Falcinelli seconded the motion to accept the written Activities Report. The motion was unanimous.

ARCHITECTURAL REVIEW COMMITTEE - Pat Hosford said there was one agenda for review. Two committee members have resigned and the committee is looking for replacements. Nancy Murphy will return to the committee and Lee Sutherland will join the committee.

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

PROPERTY COMMITTEE – Liz Maas reported for Richard McEvoy. Thor Kongvold discussed changing lights in the clubhouse to LED instead of florescent tubes. There was a voltage problem at the back gate which prevented the gate from operating properly. The problem was corrected. The Garden Club would like to build a butterfly garden. This would involve building a raised bed and planting plants that butterflies like. Paul Sallas has volunteered to build the structure.

Nancy asked the Property Committee to provide the Board with additional information on the proposed change to LED lights: rebate, cost, time frame for pay back; advantages and disadvantages.

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

COMMUNICATIONS COMMITTEE – Ted Ackley said the U.S. flag and the S.C. flag have been replaced with new flags. He also said a test email message from the Myrtle Trace Homeowners Association Emergency Email System was sent out on June 11, 2018.

Donna Ebling moved and Renzo Falcinelli seconded the motion to accept the Communications Committee Report. The motion passed unanimously.

TREASURER’S REPORT – Terry reviewed his report. A contribution was made to the designated fund in May which brings the restricted funds current. We are still in a positive financial position.

Santo Perry moved and Donna Ebling seconded the motion to accept the Treasurer’s Report. The motion passed unanimously.

NEW BUSINESS:

- **Swimming Laps in the Pool** – Sandra Main stated someone had disconnected the lifeline in the pool to lap swim. Our rules say the lifeline cannot be disconnected. Sandra was asking the Board for clarification. Nancy explained the newest DHEC regulations regarding the lifeline state “... kept in place except when lap swimming or routine maintenance is conducted.” Nancy suggested Sandra form a small committee of monitors, property committee members and review current pool rules and set a schedule for lap swim times. The revised pool rules will be recommended to the Property Committee and ultimately, a recommendation would be made to the Board for approval.
- **Retaining Walls 2019** – Pat Hosford had a copy of the projected proposal for the budget for 2019. The ARC Committee is proposing building retaining walls on Lake Cormorant behind Butternut Circle and Wedgewood Lane.
- **Parking Lot Safety Guards** – Nancy said there are six between the clubhouse and the pool. A resident tripped and fell in this area. The individual suffered a fractured elbow and the Board wants an alternative to the yellow guards that are there now. Nancy described a possible solution which involved using PVC pipe and covering with a Bollard sleeve. It was decided the Property Committee should investigate other options then come back to the Board with a recommendation.
- **Lake Action Committee Request** – The Lake Action committee requested the addition of one member to their committee. They want to add Lee Sutherland as his background in civil engineering and knowledge and experience dealing with storm water drainage will make him an asset to the committee.

Terry McTarnaghan moved and Renzo Falcinelli seconded the motion to accept the recommendation. The motion passed unanimously.

- **Budget 2019** - Nancy said all committee chairs would be receiving an outline of what the Board is expecting in the committees 2019 budget proposals. All committees are to submit their 2019 budget proposals to Nancy no later than August 22, 2019.

CORRESPONDENCE:

The Board received a thank you from The Coalition for Christian Outreach for our donation in memory of Pat Brangaccio. The Board received a thank you from St. Jude’s Children’s Hospital for our donation in memory of Louis Giordano.

Santo Perry moved and Donna Ebling seconded the motion to adjourn the meeting at 10:15 a.m. The motion passed unanimously.

Respectfully submitted,
Diane Gascoigne, Recording Secretary