

MYRTLE TRACE HOMEOWNERS ASSOCIATION
CONWAY, SOUTH CAROLINA
BOARD OF DIRECTORS MEETING – NOVEMBER 20, 2019

CALL TO ORDER: The meeting was called to order by Santo Perry at 9:00 a.m.

ATTENDANCE: *Board Members:* Santo Perry, Les Gerhart, Pat Paxson, Mary L'Heureux and Donna Ebling

Committee Chairpersons: Ted Ackley - Communications Committee, Pat Hosford – Architectural Review Committee, Jenny Jenemann – Architectural Review Committee, Marie Tims - Activities Committee, Liz Maass – Property Committee

Contractors: Jim Luneke - Administrative Consultant and Diane Gascoigne - Recording Secretary

Also present were: Herman and Debbie Rebocho, Nancy Southard, Paul and Gayne McDonnell, Barbara Artz, Don Johnsen, Claudia Allensworth and Lynda Moore

RESIDENT PARTICIPATION:

- Nancy Southard addressed a safety issue in the clubhouse parking lot. She said a recommendation was made last December and approved to replace guards. There are some large events coming up and the last of these guards have not been done. Nancy asked if the Board could ask Karleen Hardee to move the last two for now until the Property Committee has time to finish the project. Santo Perry asked Liz Maass to look into this.
- Hermann Rebocco brought up the subject of the dues increase asking why it was needed. Santo Perry answered saying no funds were put into infrastructure or hurricanes last year so we must raise the dues. Hurricanes are becoming more frequent in our area. The raise in dues will become effective January 1, 2020. There was much discussion on this.

NOTE OF PASSING RESIDENTS:

Jean D'Amelio of 116 Hickory Drive passed away on October 22, 2019

Patricia "Honey" McCourt of 112 Timberline Drive passed away on October 27, 2019

Ed McManus of 148 Myrtle Trace Drive passed away on October 27, 2019

NOTE OF NEW OWNERS:

Dave and Beverly Dabreau purchased 224 Wedgewood Lane on November 11, 2019

APPROVAL OF MINUTES:

Pat Paxson moved and Mary L'Heureux seconded the motion to accept the minutes of the October 23, 2019 Board of Director's meeting with one correction to the cost of remodeling the kitchen. The motion passed unanimously.

ACTIVITIES COMMITTEE - Marie Tims gave her report saying that Mickey Jarossy no longer wishes to chair the Pot Luck Dinners. They will need a replacement.

Donna Ebling moved and Pat Paxson seconded the motion to accept the Activities Committee report as written. The motion passed unanimously.

ARCHITECTURAL REVIEW COMMITTEE – Pat Hosford said there are two agendas for review.

Pat Paxson moved and Mary L’Heureux seconded the motion to accept the ARC reports. The motion passed unanimously.

PROPERTY COMMITTEE – Liz Maass said the committee has two bids to replace sidewalks on Cricket Court that are on common property. There was much discussion on this. The issue of the berm on Myrtle Ridge Road was also discussed. Pat Hosford said Myrtle Trace has in writing a promise from the county that the berm would never be displaced. At that time we also promised homeowners the berm would never be displaced. We have the responsibility and the duty to replace the aforementioned berm whether it is us or the county. It needs to be done regardless of the cost.

Donna Ebling moved and Mary L’Heureux seconded the motion to accept the Property Committee report with consideration given to the berm. The motion passed unanimously.

COMMUNICATIONS COMMITTEE – Ted Ackley had nothing to add to his report.

Pat Paxson moved and Mary L’Heureux seconded the motion to accept the Communications Committee Report. The motion passed unanimously.

TREASURER’S REPORT – Donna Ebling thanked everyone for getting their budget requests in. There is a new expense of \$3,100.00 with the need for a diffuser for Lake Oriole. A lot of things are starting to break down and everything has to be maintained. This is one reason for the increase in homeowner dues. Jim Luneke said the 2018 Audit Report needs to be approved.

Santo Perry moved and Pat Paxson seconded the motion to approve the 2018 Audit Report. The motion passed unanimously.

Pat Paxson moved and Mary L’Heureux seconded the motion to accept the Treasurer’s Report. The motion passed unanimously.

OLD BUSINESS:

- **Looking for meeting rooms while kitchen is remodeled – Santo Perry** said committees can probably meet at Kroger. Their meeting room is very small and on an upper level. Donna Ebling said she has booked the room for the various committee meetings. Pat Hosford

informed her that the ARC Committee already has a room reserved for their meeting at Christ the Servant Lutheran Church. Gayne Ray is a member of the church and will ask about the possibility of the Board meeting there in January.

- **Kitchen** – Santo Perry said the contract has been signed and work should begin January 6, 2020.
- **Berm by new well on Myrtle Ridge Road** – Santo Perry said the cost of the new well was \$22,000.00. It is up and running. The berm has already been discussed during this meeting. The structure over the well needs a roof. Tom Gray is getting prices.
- **Decking** – Pat Hosford said ARC is recommending that composite deck material be allowed for use in Myrtle Trace for raised decks. This material should be of the same or better quality than Trex composite decking which has been reviewed and found to be satisfactory by the ARC.

Pat Paxson moved and Les Gerhart seconded the motion to allow composite deck material to be used on raised decks in Myrtle Trace. The motion passed unanimously.

Les Gerhart said a lot of guidelines have not been published after adoption by the Board. The Board needs to begin doing this. He would like to see this guideline published in the “News and Views”. He said one of the Board’s obligations is when we adopt something we must make everyone aware of it. Les proposed an amendment to the By-Laws saying before the Board adopts anything it has to be published so we know what is coming and once it is adopted it again has to be published. An issue recently came to light regarding the penalty provision in ARC guidelines which couldn’t be found. Pat Hosford showed the Board two papers where this information had been provided to the Board. The Board admitted to having made a mistake by not publishing this information. Les said if it wasn’t in the April “News and Views” it needs to be done.

Donna Ebling moved and Mary L’Heureux seconded the motion to amend the Myrtle Trace By-Laws to say that before the Board adopts anything it must be published for the community to see. Once it is adopted it must be published again. The motion passed unanimously.

- **Sink Hole on Hickory Drive** – Santo Perry said the Sink Hole has been fixed.

NEW BUSINESS:

- **Diffuser on Lake Oriole** – Santo Perry said the cost of the diffuser was \$3,100.00 and the Board would like to add to this a block to control the slime build up. Pat Hosford said they would like to experiment with these blocks on a couple of lakes. Santo Perry said he would like approval from the Lake Committee for this.

Donna Ebling moved and Mary L’Heureux seconded the motion to accept the cost of \$3,100.00 for a new diffuser and \$400.00 for blocks if approved by the Lake Committee. The motion passed unanimously.

- **Budget** – Santo Perry said the budget is complete and the Myrtle Trace Home Owner’s Fee is being increased from \$82.50 a month to \$85.00 a month effective January 1, 2020.

Les Gerhart moved and Pat Paxson seconded a motion to accept the 2020 Budget and an increase in homeowner dues from \$82.50 a month to \$85.00 a month effective January 1, 2020. The motion passed unanimously.

CORRESPONDENCE:

A thank you was received from the Muskegon Catholic Education Foundation for our donation in memory of Donald Murray.

Mary L’Heureux moved and Les Gerhart seconded the motion to adjourn the meeting at 10:10 a.m. The motion passed unanimously.

Respectfully submitted,
Diane Gascoigne, Recording Secretary