

**MYRTLE TRACE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FEBRUARY 17, 2021**

CALL TO ORDER: Pat Paxson, President, called the meeting to order at 9:00 a.m.

ATTENDANCE: Board Members: Pat Paxson, Nancy Southard, Bill Fox and Nancy Seeds

Absent: Mary L'Heureux

Committee Chairpersons: Ted Ackley - Communications Committee, Pat Hosford- Architectural Review Committee, Santo Perry - Activities Committee, Liz Maass – Property Committee

Absent: Diane Connelly – Architectural Review Committee

Contractors: Jim Luneke - Administrative Consultant, Jean Hohenberger – Accounts Receivable and Diane Gascoigne - Recording Secretary

Also present were: Bob and Cathy Smith, Elizabeth Borkowski, Debbie and Herman Rebocho, Bob and Donna Ebling, Jenny Jenemann, Sue Sorrell, Joe Martin, Philip Duck and Thor Kongvold

RESIDENT PARTICIPATION: None

NOTE OF PASSING RESIDENTS:

Barbara Luneke of 101 Holly Springs Court passed away on January 27, 2021

Jean Earp of 119 Juneberry Lane passed away on January 29, 2021

Walter Gardiner of 223 Candlewood Drive passed away on February 10, 2021

NOTE OF NEW OWNERS:

None

APPROVAL OF MINUTES:

Bill Fox moved and Nancy Southard seconded the motion to accept the minutes of the January 20, 2021 Board of Director's meeting. The motion passed unanimously.

Nancy Southard moved and Bill Fox seconded the motion to accept the minutes of the February 6, 2021 Annual Myrtle Trace Board meeting. The motion passed unanimously.

Nancy Southard moved and Nancy Seeds seconded the motion to accept the minutes of the February 6, 2021 Special Officer's Board meeting with the amendment that Nancy Seeds is the liaison to the ARC Committee and not Nancy Southard. The motion passed unanimously.

ACTIVITIES COMMITTEE – Debbie Rebocho said the committee is planning at this time to go ahead with the two events for April 24th and May 2nd. April 24th is Yappy Hour and May 2nd is The Spring Fling. They are planning future events and are looking for new ideas.

Bill Fox moved and Nancy Seeds 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.

Nancy Southard moved and Nancy Seeds seconded the motion to accept the ARC report as written. The motion passed unanimously.

PROPERTY COMMITTEE – Liz Maass said there have been issues with HTC and Grand Strand Water and Sewage after the work being done on the fiber optic cable installation. The issue with Grand Strand Water and Sewer has been taken care of. As regards HTC, the contractors have been instructed not to begin work until 7:30 a.m. Liz said there is still a problem with FedEx trucks speeding in Myrtle Trace. She asked everyone to flag them down and talk to them if you see it happening. Nancy Southard asked Liz about tree stump removal on common ground in the Property Report. It has been completed at a cost of \$150.00.

Nancy Southard moved and Bill Fox seconded the motion to accept the Property Committee Report as written with the amendment that the tree stump removal has been approved at a cost of \$150.00. The motion passed unanimously.

COMMUNICATIONS COMMITTEE – Ted Ackley reviewed his report. He said the new Myrtle Trace Phone Directory will be published in March and delivered on April 1st, 2021.

Nancy Southard moved and Bill Fox seconded the motion to accept the Communications Committee report as written. The motion passed unanimously.

TREASURER'S REPORT – Nancy Southard said Myrtle Trace began 2021 on a good foot and we remain on solid ground. Nancy explained what each of our CD's are for.

Bill Fox moved and Nancy Seeds seconded the motion to accept the Treasurer's Report as written. The motion passed unanimously.

OLD BUSINESS:

- **Clubhouse Status** – Nancy Southard said it has been a long year and people have begun to be vaccinated. She would like to open the clubhouse to small groups for cards, etc., not any Activity Committee chaired events. There was discussion on this and Bill Fox recommended doing it the same as before with masks required, social distancing, residents only and sanitizing all surfaces when leaving. Also, if you must bring food in, do not share; each person should bring their own.

Nancy Southard moved and Nancy Seeds seconded the motion to open the clubhouse on March 1, 2021 to groups of 25 residents or less. Each person must wear a mask, social distance themselves and not share food. One person from each group should sanitize everything they have used. The motion passed unanimously.

- **HTC Fiber Optics Installation** – Pat Paxson said HTC will be sending a letter to all residents when they are finished with the project and each resident must respond to them if they want the upgraded service. HTC will have to come onto your property. Contact information for yard repair by HTC is in the "News and Views".

NEW BUSINESS:

- **Introduction of 2021 MTHOA Board Members** – Pat Paxson introduced the members of the Board who are: Pat Paxson – President, Bill Fox – Vice President, Nancy Southard – Treasurer, Mary L'Heureux – Member at Large and Nancy Seeds – Member at Large. She thanked them all for agreeing to serve.
- **2022 Annual Meeting Date** – Bill Fox said the Board is in the process of reserving the HGTC auditorium again for next year. The date for the meeting is February 5, 2022. We hope to be able to have it there again.

➤ **Slate of New Officers and Board Liaisons –**

Activities Committee: Santo Perry – Chairperson, Vice Chairperson - Deborah Rebocho, Treasurer – Cathy Smith, Secretary – Debbi Perry

Property Committee: Liz Maass – Chairperson, Richard McEvoy – Vice Chairperson, Jeanne Nizioł– Secretary

Architectural Review Committee: Pat Hosford – Chairperson, Diane Connelly – Vice Chairperson, Terry Eisenhardt – Secretary

Communications Committee: Ted Ackley - Chairperson

Board Liaisons are: Nancy Southard – Property, Bill Fox – Activities, Mary L’Heureux – ARC, Nancy Seeds – ARC and Pat Paxson - Communications

- **New Resident Orientation – TBA** – This will be announced by the Past President’s Council when the clubhouse has been fully opened to activities again as a lot of residents attend.
- **Volunteers Luncheon** – Pat Paxson said this event will not be scheduled for April due to the number of people who would attend.
- **ARC Recommendations** – Pat Hosford said their committee has two recommendations to the Board. One concerns flags and flag poles, the other sunroofs in the community. Pat gave written information to each Board member. Nancy Southard asked for clarification on the materials for sunroofs. Pat explained each one and said the options would be according to a pre-approved list. The committee is going for a more consistent look throughout the neighborhood. This will be put in the “New and Views” and the Board will act on each thing next month. Nancy Seeds asked Pat Hosford how the committee decides what is controversial according to the guidelines referenced in her report for violations dealing with resident’s behavior. Pat said this comes from complaints by residents and then it is discussed with the Board.
- **Penalty for Late Fees (Dues) at \$7.00 Presently** – Pat Paxson said there has been a request for an increase in this. Nancy Southard said this should first be published that there is a fee for paying dues late because of so many new residents. Jean Hohenberger was asked to explain the process of notifying people they are late and the reason for the fee. Jean said she first phones them and if they do not respond she sends a statement. At present, residents have until the end of the month to pay and if they do not pay a \$7.00 fine is incurred. A fine of \$10.00 has been suggested. She also said some residents are still paying the old dues amount of \$82.50 each month. Bill Fox said he would rather do a better job of educating people rather than raise the fee right now. It was decided to make this a written policy and have the greeters explain the policy to new residents. The proposed policy change will be put in the “News and Views”.
- **Declaration Page for Homeowner’s Insurance due ASAP** – Nancy Seeds said a reminder of this goes in the “News and Views” twice a year. This page is required to show proof of Homeowner’s insurance by each resident.
- **Update on Lake Management** – Pat Paxson said the Board will be using Lake Estate Management Company and will send them a letter in July of our intent to terminate our contract. The Board has approved another company and will go with them in October, 2021.

CORRESPONDENCE: None

MEETING RECAP:

- Herman Rebocho said he missed having an agenda today. He also applauded the Board for opening the clubhouse but has a concern about sanitization. Someone has to be in charge of sanitization after usage of the clubhouse. Liz Maass said one person from each group using the clubhouse should be responsible for this. Everything is available in the clubhouse to sanitize. Nancy Seeds said she agrees with Herman Rebocho that someone needs to be sure this is done. It was decided that it will be put in the “News and Views” that sanitization is to be done after using the

clubhouse or it will be closed again. Jim Luneke said the main concern is the bathrooms. Jean Hohenberger suggested a clipboard for people to initial showing they have sanitized before leaving the bathroom. Bill Fox asked Liz Maass to prepare a clipboard with a check list for sanitization (bathrooms, chairs, tables) to be signed by a member of each group before leaving the clubhouse.

REMARKS FOR THE GOOD OF THE ORDER:

Bill Fox thanked Pat Paxson for conducting her first meeting. Nancy Southard welcomed Nancy Seeds as our newest Board member. She also said she is looking forward to 2021 when hopefully we can open everything up again. Nancy Seeds said she is happy to be here and hopes she can contribute to the good of the order. Pat Paxson said "HOPE" is the word for the year. Hope for our community and hope for our country.

Bill Fox moved and Nancy Southard seconded the motion to adjourn the meeting at 10:10 a.m. The motion passed unanimously.

Respectfully submitted,
Diane Gascoigne, Recording Secretary