

MYRTLE TRACE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

June 16, 2021

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

ATTENDANCE: *Board Members:* Pat Paxson, Bill Fox, Nancy Seeds, Mary L'Heureux and Nancy Southard

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

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

Also present were: Russell Clark, Cathy Smith, Philip Duck, Laura Desaulniers, Elizabeth Borkowski, Donna Ebling, Debi Perry, James Bond, Geralyn and William Hartman, Sandy and Jerry Eamer, Bob Thibodeau, Pat Fisher, Nancy Sbernth, Mark Watkins, Larry Martin, Thomas Gray, Curtis Jacobites, Terry Eisenhardt, Judi Hibbs, Lane Berkowitz, Lynda Moore, Harry Fink, Marie Brenner, and Mr. and Mrs. Pace

RESIDENT PARTICIPATION:

- Russell Clark reported young people and an unleashed dog being in the pool area. There were also people smoking. He suggested a camera in this area.
- Philip Duck of 148 Myrtle Trace Drive said he wants to update the guidelines and suggested volunteers form a committee to assist the Board. He also addressed the parking of trucks in driveways again. He would like the definition of a truck to be explained. He also would like to see a committee formed for grievances concerning fines. Mr. Duck said the Board would not tell him how many votes each person got at the annual meeting concerning the new candidates running for Board.
- Ron Grove asked the Board for permission to build a display by the fireplace in the clubhouse of the pictorial history of Myrtle Trace. It would be in place beginning July 6, 2021 and be in place for two weeks. The purpose is for new residents to see what it was like when Myrtle Trace was established, and it is a way to build pride within our community.
- Geralyn Hartman of Cottonwood Lane questioned the fact that the pool was closed during an outdoor music event in the summer. She feels closing the pool during the upcoming scheduled August 1, 2021, outdoor music event is not right.
- Bob Thibodeau said he has an idea to increase Myrtle Trace income which could be used for infrastructure re: hurricanes. Most of Myrtle Trace residents are from the north; he suggested increasing the capital improvement fee when purchasing a home here to \$1,000.00 for infrastructure versus the price now imposed.

NOTE OF PASSING RESIDENTS:

Jim Wilkison of 182 Myrtle Trace Drive passed away on May 20, 2021

Jim Delany of 1212 Loblolly Lane passed away on May 31, 2021

NOTE OF NEW OWNERS:

Betty Horrigan purchased 110 Laurelwood Lane on May 19, 2021

David and Kelly Howard purchased 101 Boxwood Lane on May 25, 2021

James Belisle purchased 212 Glenwood Drive on June 3, 2021

APPROVAL OF MINUTES: Nancy Southard said on page three under “Sod for New Areas Where Retaining Walls Have Been Placed”, it should read: Pat said it was due to the drought that the seeding didn’t work, and she proposed sodding the areas around the retaining walls.

Nancy Seeds moved and Bill Fox seconded the motion to accept the minutes of the May 19, 2021, Board of Director’s meeting as corrected. The motion passed unanimously.

ACTIVITIES COMMITTEE – Santo Perry apologized that there was no report. A proposed event on August 1, 2021, is Jeff DiMaio’s jazz trio from 4:00 p.m. to 7:00 p.m. in the parking lot. If people object, the event can be moved inside. The details are being worked on.

ARCHITECTURAL REVIEW COMMITTEE – Pat Hosford said there are two agendas for review. She also proposed to the Board that the ARC Committee would like to remove one paint color, called Truffle, from the paint color selection for homes. There are currently only four homes using this color. Existing homeowners would be grandfathered in so they could opt to repaint their homes this color when necessary. The color is not popular in the community. President, Pat Paxson, said this request will be published in the “News and Views” and then voted on at the next Board meeting.

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

PROPERTY COMMITTEE – Liz Maass said the steps behind the pool have been closed off and the committee is in the process of looking for handrails and posts to make this area safer. Lowes has the materials for \$585.00 which is over the Property Committee’s budget for this by \$85.00. The committee has ordered and paid \$433.00 for new handicapped signs in the parking lot. The ones we have now are not legal and we have purchased four new signs that are approved by the state. She also addressed homeowners and swales between properties. These are not an ARC or Property Committee responsibility; they are a homeowner responsibility. We are now in hurricane season, and it is important to direct this water where it needs to go. Be prepared. She would like the Board to put this information about the swales in the next “News and Views”.

Bill Fox moved and Mary L'Heureux seconded the motion to accept the Property Committee Report as written. The motion passed unanimously.

Liz Maass then introduced Thomas Gray who is head of the committee on Lakes and Roads. Tom spoke about road repairs. He said we have had a lot of problems and contractors no longer want to do these small jobs. Tom brought a few areas to the Board's attention and said he has some quotes and pictures, but it will be more expensive than it has been in the past. Everything has tripled since last year. It will be close to \$2,000.00 to get one area done. It will be \$12,000.00 for other areas.

We need to increase the amount of money we put into roads. Nancy Southard asked if he had given the Board an amount of money, they need to do the repairs this year. Please make a recommendation. Tom said he has nothing legal at this point, the companies will not send bids. Nancy said please try to get just one of them to respond. She also suggested he up the amount the committee is requesting for next year. The Board understands your position and we will do what we can to help out. We are not a property management company, we live here, and we want to help.

COMMUNICATIONS COMMITTEE – Ted Ackley said the deadline for the next “News and Views” is June 18th and it will be delivered on June 29, 2021.

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

TREASURER'S REPORT – Nancy Southard said as of May 31, 2021, there is continuing good news regarding Myrtle Trace's financial standing. However, there are four estates with a total of \$6,000.00 in unpaid dues. Also, CD interest rates are lower than predicted.

Mary L'Heureux moved and Nancy Seeds seconded the motion to accept the Treasurer's Report as written. The motion passed unanimously.

OLD BUSINESS:

- **MTAC Standard Operating Procedure and Guidelines for Hosting an Activity** – This has been corrected and posted in the “News and Views”.

A motion was made by Nancy Southard and seconded by Nancy Seeds to accept the corrected guidelines for the Activities Committee hosting an activity. The motion passed unanimously.

This will be in the guidelines for the Activity Committee from now on.

- **New Resident Orientation** – Pat Paxson said this event went very well and the Board appreciates the past presidents for doing it.
- **Tern Lake Pipe** – Nancy Southard said the pipe had a leak that goes to the county ditch. The concrete at the base broke apart and was causing water to leak under the pipe into the county ditch. Hardees Crew did the work for us, and the repair has held. Once again, Hardees saved us a considerable amount of money.
- **US Flag Lowering Policy** – This policy was reviewed, and the proposed change was printed in the June “News and Views”.

A motion was made by Mary L'Heureux and seconded by Nancy Seeds to accept the new US Flag lowering policy. The motion passed unanimously.

NEW BUSINESS:

- **Committee Chairs 2022 Budget** – Due by August MTHOA Meeting
- **Salt Cell** – Nancy Southard said the current salt system for the pool was purchased in 2012. It is not working well and after reviewing the problem with the Property Committee it was decided we need to replace the whole system. The life expectancy of a salt cell is three to seven years. We were very careful in caring for the system and this has extended the life to nine years. We have two bids for a 7.5 system which is what we have now and know it is adequate for our pool. We now need to determine which company we are going to go with, and we first need to send a letter to DHEC informing them of our intention. Nancy said the Board recommends spending a maximum of \$15,000.00 for this purchase plus small supplies when we decide which company to use.

Mary L'Heureux moved, and Bill Fox seconded the motion to spend a maximum of \$15,000.00 plus small supplies for the new pool system when it is decided which company to use. The motion passed unanimously.

- **ARC Fines** – Pat Hosford explained the system of these fines. It has been proposed that the ARC Committee increase the fine to \$100.00 if the problem is not corrected within 24 hours. This is for violations readily taken care of such as garbage cans left out when not in use and Christmas decorations left up after the season, etc. Homeowners have the right to appeal to the Board within the 24-hour period to assess the validity of the fine. The proposed fine system is common in our area and deals with covenants that all residents agreed to abide by when they purchased their property. The intention is to keep our community looking like it did when you bought here and for you to be able to say you are proud to live here. Pat said there have been tons of issues over the years that have incurred a fine and she cited examples. The fine would be incurred after a 24-hour period if the situation is not corrected. Pat Hosford said they hope to never have to levy this fine, but it gives the committee a source of recourse if residents don't comply. She said up until now people have been very accommodating. Pat Paxson said this fine system will be put in the "News and Views" and acted on by the Board at the next meeting. Nancy Seeds said this has been cleared by the Myrtle Trace attorney and they said many other communities have this in effect.
- **Pool Contract** – A contract for pool maintenance has been signed with Dun-Rite Pool Services".

CORRESPONDENCE:

The Board received a thank you note from Janet Von Deck's family for our contribution to their church.

The Board received a thank you note from the Parkinson's Foundation for our \$50.00 donation in honor of Roger Adams.

MEETING RECAP:

- Laura Desaulniers asked why residents couldn't vote on anything and just the Board can. Pat Paxson explained that the Board members were voted onto the Board by Myrtle Trace residents and given the permission to make decisions for the community. There is a committee of residents that count the ballots and give the results at the Annual Meeting. The Board members do not know the numbers.
- Santo Perry said when the Board initiated the resident participation portion of the meeting it was stated that an answer would not be given at that time. The Board would need time to review the comment or request.
- James Bond said Myrtle Trace and the Board is a dictatorship not a democracy.
- Curtis Jacobites of Glenwood Drive said for the most part he has no problem with Myrtle Trace policies, the problem for him is that the residents elect the Board, but it is the underpinning on how things are addressed that concern him. 98% of the covenants are great but some things need to be reviewed. He suggested a committee to work with the Board on these issues.
- Pat Hosford responded she had no problem supporting a committee like that, but they have to be very knowledgeable about the fines, the covenants and guidelines. They have to read all this and know the community. They have to be extremely knowledgeable.
- James Pace said the community voted for the Board and we are entitled to know how many votes each person receives. He also said CCNB Bank is offering 2.2% interest on savings accounts.
- Donna Ebling said she was president last year and we are all glad you are coming to the meetings. We can all work together but don't think just about your agenda but about everyone else in the community as well. Be calm and keep your tempers. Keep coming but keep your suggestions up and your tempers down. We are not going to change the whole world in one day.

REMARKS FOR THE GOOD OF THE ORDER:

Nancy Southard said the Board deals with four different banks, and we are always moving accounts and getting the best rates we can. When a proposal is made, they are not voted on, they are listed in the "News and Views" that goes out to every homeowner and any resident can make comments. She cited a situation where a resident came to the Board a short time ago and said they were not in favor of the Board's suggestion, so the Board went back to the committee and the committee then came back to the Board and said their proposal was withdrawn. It is not true that the Board does not listen. Nancy also said a change in covenants requires a 2/3 vote of residents to make a change. It is one member per household who votes.

Bill Fox said he loves that you come and express your opinions, it is what challenges us. There is a thing called respect though and we need to respect each other, I won't yell at you, and you won't yell at me.

Mary L'Heureux thanked everyone and said the discussion was interesting.

Nancy Seeds said the comments that are made here are considered. The job of this Board is the committee you are talking about; we are constantly reviewing situations and seeing if things should be changed. The committees and the Board used to have Listening Sessions three times a year and they lasted three to four hours and they got very heated. Everyone received a written response to their concern. The Board decided to do change the way this was done and now there is a period of time at every Board meeting like we are doing now. The old way became cumbersome and there was a lot of animosity. Nancy thanked Jean Hohenberg and her committee for holding the Phase Socials. They are very well done and new and old residents are happy and content that they live here.

Pat Paxson thanked everyone for coming and said she does get back to people even if it is not always the answer they want to hear. She thanked everyone for their input and their time.

Bill Fox moved, and Nancy Southard seconded the motion to adjourn the meeting at 10:50 a.m. The motion passed unanimously.

Respectfully submitted,

Diane Gascoigne, Recording Secretary