

**MYRTLE TRACE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING – JULY 15, 2020**

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

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

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

Also present were: Bob and Cathy Smith, Elizabeth Borkowski, Pat Fisher, Mary Johnsen, Thor Kongvold, Herman and Debbie Rebocho, Jan and Steve Notte, Linda Dale, Debi Perry, Bob Ebling, Peter Sivillo, Ceilia Hummel, Bob Thibodeau, Kurt Angersbach, Mike and Arlene Buckley, Donna and James Bond, William and Geralyn Hartman and Mary Ann Gitch

CALL TO ORDER: The meeting was called to order by Donna Ebling at 9:02 a.m.

RESIDENT PARTICIPATION: Donna Ebling told residents if they wanted to speak during the Resident Participation portion of the meeting they can call and be placed on the agenda.

- Hermann Rebocho made a proposal to the Board concerning resident participation. He suggested moving resident participation to the end of the meeting.
- Bob Ebling read information from the DHEC website stating how many new COVID cases were in our area. He said we need to take this seriously and continue to keep common areas closed.
- Donna Ebling read two emails sent to her. Ellen Elliott emailed her support in keeping the clubhouse closed. Joe Martin emailed that several people in Myrtle Trace have contacted the virus. He applauds the Board for keeping the clubhouse and pool closed.
- Arlene Buckley said her doctor told her the water in the pool would kill the virus. Residents should have the choice of using the pool or not.
- Geralyn Hartman wants the pool open.
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Donna Ebling, President, began with an opening quote: “A good compromise is one where everybody makes a contribution.” - Angela Merkel

NOTE OF PASSING RESIDENTS:

Karen Bevan of 115 Mayberry Lane passed away on June 30, 2020

NOTE OF NEW OWNERS:

Carolyn Owens purchased 249 Candlewood Drive on June 12, 2020

George and Carol Hock purchased 108 Ashwood Circle on June 18, 2020

Brenda Manning purchased 101 Ashwood Circle on June 24, 2020

Francis and Karen Bedics purchased 1219 Loblolly Lane on July 10, 2020

APPROVAL OF MINUTES:

Bill Fox moved and Nancy Southard seconded the motion to accept the June 17, 2020 Board minutes. The motion passed unanimously.

ACTIVITIES COMMITTEE – Santo Perry asked the Board for permission to have the planned Ice Cream Social on August 8, 2020 from 2:00 - 4:00 pm. outside by the Bocce Ball Court. A “Mr. Softee” ice cream truck would be available. No one would be allowed in the clubhouse and if residents just came for ice cream and left there would be no need to have

restrooms available. He said there would be a limit on the number of people in attendance. Donna Ebling said the Board will discuss this and let him know.

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

ARCHITECTURAL REVIEW COMMITTEE – Pat Hosford said there is one agenda this month. She also gave the Board her committee’s budget for 2021.

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

PROPERTY COMMITTEE – Liz Maass once again requested permission to have the remaining street signs made. They would take \$2,000.00 from their budget from an area they have not used this year. Liz said the county will be spraying for mosquitos in Myrtle Trace sometime this week. Don’t be outside and don’t let your pets out. She also gave the Board a copy of a request for tree removals on common ground. There was much discussion over what actually needed to be done to one tree. The total cost for the removal of all trees would be \$2,300.00.

Nancy Southard moved and Pat Paxson seconded the motion to approve the removal of the trees for a total of \$2,300.00. The motion passed unanimously.

Pat Paxson moved and Mary L’Heureux seconded the motion to accept the Property report as written. 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 as written. The motion passed unanimously.

Donna Ebling said the Board wishes to thank all the “News and Views” carriers as they had an extra item to deliver this month with the Hurricane booklets.

TREASURER’S REPORT – Pat Paxson gave the treasurer’s report.

Mary L’Heureux moved and Bill Fox seconded the motion to accept the Treasurer’s report. The motion passed unanimously.

OLD BUSINESS:

- **Clubhouse and Pool Status** – After hearing some resident’s comments earlier, each Board member expressed their opinion and for various reasons opted to keep the clubhouse and pool closed for the present time.

Nancy Southard moved and Bill Fox seconded the motion to keep the clubhouse and pool closed. One member abstained. The motion passed with the rest of the Board voting for closure.

NEW BUSINESS:

- **ARC Proposal Regarding Front Patios** – This proposal would be an addition to the ARC Guidelines. Pat Hosford shared information on the dimensions and materials to be allowed. Comments, questions or concerns regarding this proposed policy can be made during resident participation.

Nancy Southard moved and Pat Paxson seconded the motion to accept the ARC Proposal regarding front patios to become part of the ARC Guidelines. The motion passed unanimously.

- **Mailbox Plantings and Updated Guidelines** – Donna Ebling said as it stands now if you want to plant something around your mailbox you must ask for Board permission. There is a new policy which Donna read and it will be printed in the next “News and Views” as well. It will be voted on at the next meeting. Comments can be made during Resident Participation if there are any.
- **2021 Budget** – Committees are requested to submit their 2021 budget proposals to the Board no later than August 19, 2020.
- **Hurricane Season** – Hurricane Guides are now out. We have obtained copies and they will be placed in the next issue of “News and Views”.
- **Association Emergency Email System** – Donna Ebling said not all residents have signed up for this. To do so, contact Jon Bourne to be added to the list. This list is used only by him and only for emergency information to residents.

CORRESPONDENCE:

- The Board received a thank you from the family of Carrie Best for our memorial donation to North Conway Baptist Church in Carrie’s honor.
- The Board received a thank you from the Crohn’s and Colitis Foundation for our memorial donation in honor of Richard Hohenberger.

ADDITIONAL FIVE MINUTES RESIDENT PARTICIPATION:

- Herman Rebocho made more comments on reasons for keeping the pool closed.
- Santo Perry said the Activities Committee would keep attendance at 150 people for the Ice Cream Social. It would be first come, first serve.
- Pat Hosford gave a moving speech thanking all the committee volunteers. She thanked Santo Perry and the Activities Committee for all they have offered and made available to the community in the past. She thanked the ARC Committee for all that they do and the abuse they sometimes have to bear. She thanked Liz Maass and the Property Committee for all their work. She said the first thing most of us think when we turn into Myrtle Trace off Highway 501 is, “Oh, I’m home and it’s a beautiful place.” She thanked Ted Ackley and the Communications Committee for keeping us all updated and notified in times of emergency. She thanked the entire Board for the decisions they make like the hard one they had to make today. Thank you for making those tough decisions. Finally, she thanked Donna Ebling for doing all that she is doing. Being President of the Board is not the easiest job in the world. You are under a lot of pressure right now and Pat said she commends her for what she is doing.

REMARKS FOR THE GOOD OF THE ORDER:

- Donna Ebling thanked everyone for helping to have a civil meeting and thanked those in attendance outside for enduring the heat.
- Bill Fox said he appreciates the help from Kurt Angersbach in setting up the audio for today’s meeting. He also said he thinks Resident Participation is a great addition to our Board meetings. He said somewhere down the road it would be nice to hear positive feedback about living in Myrtle Trace and not all complaints although complaints are certainly welcome too.
- Nancy Southard said resident participation is an important part of the Board meetings. She wishes people would be involved in the entire meeting. These meetings show residents how the Board functions.

- Mary L'Heureux thanked everyone for coming, listening and giving your suggestions. She hopes people will join the committees and help out.
- Pat Paxson agrees that Resident Participation is a good idea. We are all volunteers in Myrtle Trace, we are few but we are strong. If you have a concern, please join a committee. The members of the committees are doing what they do out of the goodness of their hearts.
- Donna Ebling thanked the Board and committee members. The current situation will stay tough for a while and they are all there when we need them.

Nancy Southard moved and Mary L'Heureux seconded the motion to adjourn the meeting at 10:10 a.m. The motion passed unanimously.

Respectfully submitted,
Diane Gascoigne, Recording Secretary