

MYRTLE TRACE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING – September 15, 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, Nancy Southard and Mary L'Heureux

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

Absent: Diane Connelly – Architectural Review Committee

Contractors: Jean Hohenberger – Accounts Receivable and Diane Gascoigne - Recording Secretary

Absent: Jim Luneke - Administrative Consultant,

Also present were: Bob and Cathy Smith, Elizabeth Borkowski, Donna Ebling, Terry Eisenhardt, Herman Rebocho, Thor Kongvold, Jeanne Niziol, Debi Perry, Thomas Gray Jr., Gary Main, Brian McGraw, Jim Bond

RESIDENT PARTICIPATION:

Mike Reinhart of 245 Candlewood Lane asked about the condition of the lake by his house. He asked if repairs are included in next year's budget.

NOTE OF PASSING RESIDENTS:

Cecile Britt of 100 Berry Tree Lane passed away on August 25, 2021

Alice Mctarnaghan of 122 Boxwood Lane passed away on September 7, 2021

NOTE OF NEW OWNERS:

Felix and Mayra Valdez purchased 117 Laurelwood Lane on August 16, 2021

Lonnie White and Vanessa Taylor are new renters at 102 Juneberry Lane

Carrie Wind purchased 118 Berry Tree Lane on September 1, 2021

APPROVAL OF MINUTES:

Nancy Seeds moved and Nancy Southard seconded the motion to accept the minutes of the August 18, 2021, Board of Director's meeting. The motion passed unanimously.

ACTIVITIES COMMITTEE – Santo Perry reviewed the past month's activities and said the Committee is wanting to do another Myrtle Trace Cookbook. If you have recipes you would like to include, submit them to Kathy Smith or Deborah Rebocho.

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

ARCHITECTURAL REVIEW COMMITTEE – Pat Hosford said there are two agendas for review. There were no questions.

Nancy Southard moved and Nancy Seeds seconded the motion to accept the ARC

Reports as written. The motion passed unanimously.

PROPERTY COMMITTEE – Liz Maass said she has two bids for the removal of four trees at a cost of \$1,400.00. Nancy Southard asked Liz to find out from the company if they would include grinding three of the stumps for the same price. Three trees are in areas where a tree can be replaced. Liz said the pool will close on September 30, 2021. Nancy Southard asked Liz to please reflect in the August Property Report that \$2,250.00 was approved by the Board for removal of trees. Liz said she knows all the ponds are looking terrible. The new company, Total Lake Care Company, begins October 1, 2021. It will take several months to see an improvement. They will be working on all 15 lakes.

Nancy Seeds moved and Bill Fox seconded the motion to accept the Property Committee Report as written. The motion passed unanimously.

COMMUNICATIONS COMMITTEE – Ted Ackley said he had an addition to his report. The next issue of the Myrtle Trace Phone Book will come out on September 30, 2021.

Nancy Southard moved and Nancy Seeds seconded the motion to accept the Communications Committee Report with the addition of the publication of the next Myrtle Trace Phone Book on September 30, 2021. The motion passed unanimously.

TREASURER'S REPORT – Nancy Southard said Myrtle Trace remains in line with our budget objectives. One major expense was incurred, that being the salt chlorination system for the pool.

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

OLD BUSINESS:

The Myrtle Trace Rental Agreement – This is to be rewritten to include the provision that at least one person in the household must be 55 years old and reside full time in the residence.

Nancy Southard moved and Nancy Seeds seconded the motion to rewrite the Myrtle Trace Rental Agreement. The motion passed unanimously.

ARC Revision – This is a revision to the guidelines concerning siding.

Nancy Seeds moved and Mary L'Heureux seconded the motion to revise the ARC guidelines concerning siding. The motion passed unanimously.

Response to Larry Martin regarding leaving trucks in the driveway – This matter has been discussed at the last three MTHOA Board meetings and has been resolved by the Board of Directors. The existing policy stands; there will be no trucks allowed to park in driveways. We thank those who have voiced concerns at the last three MTHOA Board meetings.

NEW BUSINESS:

Rental Agreement – Removal of the Sub-lease from the Agreement – This will be posted in the next issue of the "News and Views".

Pat Paxson asked Tom Gray to speak on the ponds – Tom said the 15 bodies of water in our community are retention ponds, not lakes. They help with storm water and hurricanes. Tom explained the benefits of the new

company we will be using. It will take quite a while to correct the issues with the ponds. Bill Fox asked if the new company could come out and look at the ponds now when they are at their worst. Nancy Southard said the new company had said they would be willing to do that. Tom Gray said the present company is not responding to phone calls or texts. Pat Paxson said we should look into not paying the September bill as they have not been here and are not communicating with us.

Nancy Southard moved and Bill Fox seconded the motion to have Rich Black of Total Lake Care come in and look at the lakes now. The motion passed unanimously.

Bill Fox told Tom Gray he is doing a great job.

Four Trees to be Removed – Three trees at 110 Pear Tree and one tree at 115 Myrtle Trace Drive will be removed.

Nancy Southard moved and Nancy Seeds seconded the motion to have four trees removed at a total cost of \$1,400.00 and to grind three of the stumps for no more than \$150.00 if we must pay more for that service. The motion passed unanimously.

CORRESPONDENCE: The Board received a thank you from Saint James Catholic Church for the donation of \$50.00 in memory of Barbara McClain.

MEETING RECAP: Pat Paxson said this time is limited to five minutes and is for questions only. Any answers will be provided at a later time.

Pat Hosford asked for clarification under New Business regarding the removal of sub-leasing. Pat Paxson answered that it concerns someone renting a home in Myrtle Trace and allowing another person to rent from them.

Herman Rebocho asked that the truck ruling be defined. Pat Paxson said trucks are allowed in driveways for loading and unloading only. After that they must be put in the garage. This does not pertain to contractors, but residents only. If you have a visitor with a truck, you can obtain a pass for them to park in the clubhouse parking lot. Nancy Southard said the covenants say no resident may have a truck in Myrtle Trace. The Board has allowed trucks if the owner keeps them in the garage. We are not going the next mile.

Gary Main asked if we have the definition of a truck. Nancy Southard answered the description of your vehicle is on your registration.

Herman addressed trucks again.

REMARKS FOR THE GOOD OF THE ORDER:

Mary L'Heureux thanked everyone for coming and said it was a good meeting.

Pat Paxson said if you are in charge of a group using the clubhouse, you must submit your information so it will appear on the Myrtle Trace calendar. She thanked everyone for sharing their concerns in a calm, collected manner.

Nancy Seeds thanked Tom Gray for his explanation of the ponds.

Nancy Southard said it was a great meeting. We are moving forward in the budget process.

Bill Fox said the Nominating Committee may be calling you to be a Board Candidate. Your answer is yes!

Bill Fox moved and Nancy Seeds seconded the motion to adjourn the meeting at 9:50 a.m. The motion passed unanimously.

Respectfully submitted, Diane Gascoigne, Recording Secretary