

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

CALL TO ORDER: The meeting was called to order at Christ the Servant Lutheran Church 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, Lee Williams - Activities Committee
Absent: Liz Maass – Property Committee

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

Also present were: Debbie Rebocho, Paul and Gayne McDonnell, Barbara Artz, Bob and Cathy Smith, Mary Johnsen, Daniel Schaeffer, Diana DeFeo, Kathleen Lindh, Thomas Gray, Gary and Sandra Main, Joe Martin, Lee and Jannine Sutherland and Claudia Allensworth

RESIDENT PARTICIPATION:

- Paul McDonnell thanked Santo Perry for arranging to have the berm behind his house installed last week. Paul also thanked Tom Gray and Liz Maass for shrubbery.
- Kathleen Lindh brought up a concern with a neighbor on Cricket Court who has a dog that attacked her and her dog. She has called Animal Control three times and they have been to the house. She is hoping there is something the Board can do. Santo Perry suggested calling the police and said the Board would contact the Myrtle Trace lawyer.
- Dan Schaeffer said he almost had a head-on collision with a lady on Myrtle Trace Drive. She was driving towards him in his lane. He asked the Board if they would consider having a yellow line painted down the middle of the road.

NOTE OF NEW OWNERS:

- Diane Dougherty purchased 215 Candlewood Drive on December 10, 2019.
- David and Pamela Ray purchased 227 Wedgewood Lane on January 6, 2020.

APPROVAL OF MINUTES:

Pat Paxson moved and Donna Ebling seconded the motion to accept the minutes of the December 18, 2019 Board of Director’s meeting. The motion passed unanimously.

ACTIVITIES COMMITTEE – Lee Williams said she is the temporary chairperson of this committee for January – March, 2020. They have a nominee who will be voted on for new chairperson. The committee has chairpersons for most all upcoming events. Alcohol at the pool was discussed. Lee said a new member of the Activities Committee is interested in planning bus trips from Myrtle Trace. This information will be in an upcoming “News and Views”.

Mary L’Heureux moved and Donna Ebling 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 for review.

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

PROPERTY COMMITTEE – No report and no representative.

COMMUNICATIONS COMMITTEE – Ted Ackley had nothing to add to his report. Pat Paxson asked for any updates for the 2020 calendar.

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

TREASURER’S REPORT – Donna Ebling said there was no CD activity this month. Prepaid dues have increased for 2020, however, there are some residents past-due on their monthly payments and the Board is working with them.

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

OLD BUSINESS:

- **Berms** – Santo Perry said as stated earlier, the berm has been fixed.
- **Well** – Tom Gray said someone has been contacted to fix the well in Phase Eight.
- **Road Repair** – Santo Perry said the company that re-did Myrtle Trace Drive was supposed to come back and do some hole patching and sealing. They have told us they are busy until April. Tom Gray said the Property Committee will try to hire another contractor who is more responsive. We have not paid for this patching and sealing in advance so we have not lost anything.
- **Board Meeting for February, 2020** – Santo Perry told attendees to watch the Myrtle Trace website for any news as to where the February meeting will be held.
- **Policy Procedures** – A policy was placed in the “New and Views” regulating the Board’s legislative actions. An article must go into the “News and Views” when the Board is adopting a new policy. Once the policy is approved, the next issue of the “New and Views” should contain a verbatim copy of this policy

Donna Ebling moved and Mary L’Heureux seconded the motion to adopt the new policy procedure developed by Les Gerhart. The motion passed unanimously.

NEW BUSINESS:

- **Rental Property, Horry County** – Santo Perry said Myrtle Trace likes and tries to keep rental agreements to a one year lease. Horry County considers 90 days a long-term rental so renters do not have to pay an accommodation tax. There is nothing in our By-Laws or Covenant about yearly leases and sometimes these rentals do not get renewed every year. The Board needs to look at this. Santo said if we put a yearly policy into effect there can be no exceptions. Do we all agree it should be a yearly contract? One resident said anything we can do to discourage rentals is favorable. Les Gerhart said we currently have approximately 25 renters. Mary L’Heureux questioned the legality of our policy vs Horry County policy and Santo Perry said Horry County regulation does not pertain to what we are talking about.
- **Club House** – Santo Perry said the Clubhouse will be open on January 31, 2020 from 4:00 p.m. to 6:00 p.m. in the library to pre-register for the annual meeting. Use the side door by the pool.
- **New Road Signs** – Santo Perry said The Property Committee wants to put up new street signs at the intersection of Myrtle Trace Drive and Cedar Ridge Lane. Any expenditure over \$500.00 must be approved by the Board. The cost of this project is \$507.79 and the committee has asked the Board for approval for this additional expense There was much discussion on the number of signs concerned and the price.

Santo Perry moved and Pat Paxson seconded the motion to tell the Property Committee they must have someone at each meeting to explain items in their report. The motion passed unanimously.

Les Gerhart moved and Pat Paxson seconded the motion to pay the invoice of \$507.79 for new signage since the work was already commissioned. The motion passed unanimously.

- **\$50 Donation – Lutheran Church for January Meeting** – Santo Perry thanked Paul and Gayne McDonnell for securing a meeting place for the Board in January. Myrtle Trace would like to make a donation to the church in the amount of \$50.00.

Donna Ebling moved and Pat Paxson seconded the motion to donate \$50.00 to Christ the Servant Lutheran Church for providing a meeting area for the January, 2020 Board Meeting of Myrtle Trace. The motion passed unanimously.

- **Electric Box at Club House - \$600.00 to \$800.00 to replace** – Santo Perry met with the contractor doing the clubhouse kitchen renovation on Monday. The contractor had an electrician show Santo the electric box and said we were lucky we have not had a fire due to the wiring. When the kitchen renovation is completed, it may not pass inspection due to this.

Permission was asked to repair this problem. It would take a full day of work and would cost an extra \$600.00 - \$800.00. Santo Perry asked for a motion.

Donna Ebling moved and Les Gerhart seconded the motion to repair the electric box for safety reasons. The motion passed unanimously.

- **Activity Committee Guidelines** – Lee Williams said there is an area of the Activities Committee Guidelines pertaining to cancellations they would like to change. The Guidelines now state that a resident wishing to attend an activity has seven days before an event to cancel their reservation. It also now states this can be due to an emergency or illness. This has presented a problem for committee members having to make numerous phone calls. The committee would like to remove part of this statement and have the guideline just say there are seven days to cancel a reservation before the event. As new Board policy, a synopsis of this revised policy will go into the next “News and Views” and when voted on will be written verbatim in the next issue of the “News and Views”.

CORRESPONDENCE:

A thank you was received from Jean Hohenberger for the Christmas gift from the Board.

A thank you was received from Diane Gascoigne for the Christmas gift from the Board.

A note of appreciation was received from Doris Los for Hardee’s crew raking the debris from the retention pond behind her house.

A thank you was received from St. Jude’s – no name given.

Pat Hosford said the adopted policy for tree removal has still not been placed in the “News and Views” and it needs to be published.

REMARKS FOR THE GOOD OF THE ORDER –

Les Gerhart said last year a new Nominating Committee policy was adopted. The eight members of the 2020 Nominating Committee are: Bill Fox, Ron Grove, Diane Connelly, Judy Conger, Lois Totura, Mike Reinhart and Ted Ackley. Les said this has been his second run on the Board and thanked everyone. It has been a pleasure. Santo Perry thanked so many residents for coming off premises today. His three year term is up and he loved working with everyone. He learned a lot from Ted Ackley. Pat Paxson thanked everyone for their support and asked everyone to please continue to be involved. Mary L’Heureux thanked everyone for their participation and suggestions. Donna Ebling said this was a good meeting. We are a community and we need all this to be done together.

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

Respectfully submitted,

Diane Gascoigne, Recording Secretary
