

MYRTLE TRACE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING – MARCH 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, Nancy Seeds, 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, Donna Ebling, Jenny Jenemann, Sue Sorrell, Santo and Debi Perry, David Yockey, Peter Bevan, James Bond, Gary Main, Mary Johnsen, and Ron Grove.

RESIDENT PARTICIPATION:

Ron Grove spoke on the proposed ARC recommendations for flags and flagpoles. He said what is controversial to one person may not be to another. He is most concerned with who is going to determine what is controversial, profane or politically correct and do they have the legal background to do this, among other things. He listed some things that could cause problems for the community.

NOTE OF PASSING RESIDENTS:

David Hartford of 101 Boxwood Lane passed away on February 19, 2021

NOTE OF NEW OWNERS:

John and Donna Nyahay purchased 113 Boxwood Lane on February 11, 2021

Christopher and Pam Parson purchased 124 Hickory Drive on February 21, 2021

Jerry and Judith Edwards purchased 123 Birchwood Lane on February 28, 2021

APPROVAL OF MINUTES:

Bill Fox moved and Mary L'Heureux seconded the motion to accept the minutes of the February 17, 2021 Board of Director's meeting. The motion passed unanimously.

ACTIVITIES COMMITTEE – Santo Perry passed out to the Board for review revisions to the Committee's Standard Operating Procedures and Guidelines for Hosting an Activity. He recommended the changes be approved by the Board. The Standard Operating Procedure will be included in the March issue of News & Views for proposed actions. The Board recommended the Activity Committee review the proposed change regarding No Refunds and bring the proposal back to the Board at a later date.

Bill Fox moved and Nancy Southard 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.

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

PROPERTY COMMITTEE – Liz Maass said their committee needs approval to replace the diffuser and couplers on Lake Sparrow, the cost is \$2,785.00. Estate Management Services would be installing the diffuser system. She also recommended Board approve expenditure of \$2,033.54 for replacement of the remaining old street signs in Myrtle Trace. The signs would be made by the Signarama Company.

Nancy Southard moved and Mary L'Heureux seconded the approval of the expenditure of \$2,785.00 to purchase a replacement diffuser for Lake Sparrow. The motion passed unanimously.

Bill Fox moved and Nancy Seeds seconded the motion to approve the expenditure of \$2,033.54 for the purchase of new signs to replace the old street signs in Myrtle Trace. The motion passed unanimously.

Nancy Seeds moved and Mary L'Heureux seconded the motion to accept the Property Committee Report with the understanding it was a post and not a block that was placed between two properties on Ashwood Circle. The motion passed unanimously.

COMMUNICATIONS COMMITTEE – Ted Ackley reviewed his report. He said the new Myrtle Trace Phone Directory will be delivered on April 1st, 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 reviewed her report and said once again Myrtle Trace is doing well and should remain financially sound for 2021.

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** – Pat Paxson said the clubhouse is still open to a limit of 25 residents providing they follow the established guidelines. The Board is considering opening the clubhouse to 50 residents on April 1st, 2021 with the same guidelines and the understanding that this is if everything continues to go well with the Covid situation in the community and the country.

Nancy Southard moved and Bill Fox seconded the opening of the clubhouse to 50 people, residents only, on April 1, 2021 and following the established guidelines. The motion passed unanimously.

- **ARC Recommendations re: flag guidelines and roofing for sun and screen rooms.**

Bill Fox moved and Mary L'Heureux seconded the motion to postpone taking action on the flag guidelines until the Board has the opportunity to discuss this with ARC and the Myrtle Trace attorney. The motion passed unanimously.

Nancy Seeds said the Board also needs to consider the remarks made this morning during Resident Participation.

Bill Fox moved and Nancy Southard seconded the motion to approve the following materials for sun room and screen room roofs: Polycarbonate, pressure cap or polystyrene panels. The motion passed unanimously.

➤ **HOA Late Fee of \$7.00**

Nancy Southard moved and Nancy Seeds seconded the motion to adopt Board Policy for a HOA late fee to \$7.00. The motion passed unanimously.

- **HTC Fiber Optic Installation** – Pat Paxson said all residents should have received a postcard from HTC concerning the installation/hook-up of the fiber optic cable.
- **Homeowner’s Insurance – Declaration Page** – Nancy Seeds said we are currently at 30% compliance. A reminder will be placed in the “News and Views” this month and will give homeowners who cannot copy the declaration page of their insurance another way to comply.

NEW BUSINESS:

- **New Resident Orientation** – This item comes under the Past President’s Council and should follow the new guidelines.
- **Synopsis of Covenants Given When Receiving a Myrtle Trace Car Decal** – Nancy Seeds suggested she give new residents a sheet of highlights of the covenants when people come for a car decal. She said she is not taking away from the invaluable service our Greeters provide but some new residents come for their decals immediately from their closing and she would like to get these few items of the covenants to them right away. She will direct them to the Myrtle Trace website as well.
- **Pool Opening** – The Board is considering opening the pool to 50 people, residents only, and following the same guidelines as the clubhouse. We will revisit these restrictions month-to-month.

Nancy Southard moved and Mary L’Heureux seconded the motion to open the pool on May 1, 2021 to 50 people, residents only, using the same guidelines as those for the clubhouse. The pool furniture will be available for use. The motion passed unanimously.

CORRESPONDENCE: None

MEETING RECAP:

- ❖ Gary Main asked what the current CD rates were for Myrtle Trace investments. Nancy Southard responded that it varies from bank to bank. Currently the rates are 1.5% and 0.3%.
- ❖ Herman Rebocho said he and some other residents have a problem with the opening of the pool on May 1st. Who will be sure everything is sanitized every time someone leaves or enters the pool area? Nancy Southard answered that our pool company is responsible for cleaning the restrooms and rinsing off pool furniture daily. Microban is also available for resident’s use.

REMARKS FOR THE GOOD OF THE ORDER:

Nancy Seeds wished Bill Fox a Happy Birthday and thanked Ron Grove for the time he put into his comments during Resident Participation. Mary L’Heureux said she was pleased and hopeful that we are opening the pool and increasing the number of residents in the clubhouse. She is glad everyone is getting their shots. Bill Fox thanked Liz Maas for putting the sanitization check-off sheet up in the clubhouse and he has seen that people are using it and doing their best

to keep the clubhouse safe. Nancy Southard said she is pleased to see the number of people here today and welcomed them. She hopes to see you all again. Pat Paxson said thank goodness we are moving forward not just in Myrtle Trace but in the country. Look out for each other.

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

Respectfully submitted,

Diane Gascoigne, Recording Secretary