

MYRTLE TRACE HOMEOWNERS ASSOCIATION
CONWAY, SOUTH CAROLINA
BOARD OF DIRECTORS MEETING – January 19, 2022

CALL TO ORDER: Pat Paxson 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, Liz Maass – Property Committee, Cathy McElroy – Property Committee, Santo Perry – Activities Committee

Absent: Diane Connelly – Architectural Review Committee,

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

Also present were: Elizabeth Borkowski, Bob and Donna Ebling, Herman Rebocho, Brian McGraw, Bob and Cathy Smith, Thomas Gray, Jr., Claudia Allensworth, Mary Johnsen, Dan Schaeffer, Lynda Moore, Joe Martin, Kim and Jim Freeman, John Sperger, Steve Notte, Sue Sorrell, Thor Kongvold, Susan Granger and Bob Thibodeau

RESIDENT PARTICIPATION: None

Bill Fox introduced the three candidates for the Board; Bob Ebling, Susan Granger and Bob Thibodeau. They each spoke on their qualifications and what they hope to bring to the community if elected. Nancy Seeds asked each candidate what they feel the major responsibility of the Board is. Nancy Southard asked each what they see as the major challenge in their first year on the Board. Sue Sorrell asked about addressing lawn care vehicles in the community; it has become more of a problem in the community in the past few years with all the traffic. Herman Rebocho asked what new ideas each candidate would bring to the community. Each candidate answered these questions. Pat Paxson and Bill Fox thanked all the candidates for running for the Board. Pat Paxson told each candidate if they did not win in the election to please run again and get involved elsewhere in the community on one of the committees.

NOTE OF PASSING RESIDENTS:

Joe McGinty of 228 Cedar Ridge Lane passed away on December 17, 2021

Nelson Fisher of 174 Glenwood Drive passed away on December 18, 2021

Don Samsel of 330 Cedar Ridge Lane passed away on January 1, 2022

NOTE OF NEW OWNERS:

Ed and Georgette Kossman purchased 184 Myrtle Trace Drive and will move in in August.

Donald and Cynthia Hancock purchased 110 Timberline Drive on December 13, 2021

Michael and Mary Kimble purchased 103 Walnut Circle on December 16, 2021

Francis and Connie Cook purchased 202 Cedar Ridge Lane on December 16, 2021

Loraine Umstadter purchased 207 Beechwood Court on December 21, 2021

Ronald Cottie, Jr. purchased 206 Glenwood Drive on December 29, 2021

Cecelia Marino purchased 228 Cottonwood Drive on December 7, 2021

Mark Fryer purchased 103 Cedar Ridge Lane on January 5, 2022

APPROVAL OF MINUTES:

Nancy Southard moved and Bill Fox seconded the motion to accept the minutes of the December 15, 2021 Board of Director’s meeting. The motion passed unanimously.

ACTIVITIES COMMITTEE: Santo Perry informed us that the upcoming Pot Luck Dinner and Rock and Roll with the Oldies have been cancelled due to Covid. The next scheduled event is St. Patrick’s Day.

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

ARCHITECTURAL REVIEW COMMITTEE – Pat Hosford said there is one agenda for review due to Christmas. She also gave the Board a copy of the annual homeowner request form which shows all projects submitted to ARC for the year and reviewed by the committee.

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

PROPERTY COMMITTEE – Liz Maass stated there was a correction to the Property Committee minutes. Co-Chair of the committee should be Vice-Chair. Liz said a glass table top was broken at the New Year’s Eve celebration. A new top has been ordered. Liz said signs have been ordered for two pool gates and the clubhouse regarding weapons. She also said there are two new members to the committee; Elizabeth Borkowski and Debbi Perry who will become the new Phase One Representative.

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

COMMUNICATIONS COMMITTEE – Ted Ackley again recognized Gary Main who delivered the “News and Views” for several years and is stepping down. Phoebe Lee has agreed to take over his deliveries.

Mary L’Heureux moved and Nancy Southard seconded the motion to accept the Communications Committee Report. The motion passed unanimously.

TREASURER’S REPORT – Nancy Southard said 2021 ended on a good note. The Board had estimated that 36 homes would be sold in 2021; 43 homes were actually sold. For each closing the Association receives \$500.00. The Association received \$3,500.00 more than anticipated. Dredging has been postponed until the new lake contractor can look at the ponds and make an assessment. Money has been put into a savings account for dredging for future use. Nancy said when the Board builds the budget we plan for excess revenues and they are placed into our reserve funds “our

designated funds". We have sufficient excess funds this year to contribute to our reserve funds. Myrtle Trace is on solid ground.

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

OLD BUSINESS:

- **Annual Meeting** – February 5, 2022, at 2:00 p.m. at HGTC Auditorium.
- **Gate Decals – Policy Rewording**

Nancy Southard moved and Nancy Seeds seconded the motion to reword the Gate Decal Policy. The motion passed unanimously.

- **ARC – Page One, Paragraph Three of the ARC Guidelines** - To be changed to state that requests from homeowners in violation will not be approved for a new request until the previous violation is corrected.

Nancy Seeds moved and Mary L'Heureux seconded the motion to reword Page One, Paragraph Three of the ARC Guidelines. The motion passed unanimously.

- **Activities Committee Guidelines for Hosting an Activity** – The Board has determined that the change to the guidelines regarding a "no refund policy" was presented but not approved. Santo Perry must take this back to the Activities Committee and then resubmit to the Board. Then it will be posted in the "News and Views" and voted on at the next Board meeting.

NEW BUSINESS:

- **Increase for Mailbox Replacement to \$17.00** – The price of mail boxes has gone up; hence, we have an increase from \$12.00 to \$17.00.
- **Mask Wearing** – Due to the Omicron variant of Covid and so many people in our community being sick with Covid, the mask mandate for the clubhouse has been reinstated.
- **Concealed Carry/Open Carry Weapons prohibited in the Myrtle Trace Clubhouse and Recreational Areas (SIGNS WILL BE POSTED)**
- **New Auditor Search is Now Underway** – We have just received our 2020 audit after Christmas. We need someone who is more efficient.

CORRESPONDENCE: We received a thank you note for Myrtle Trace's donation to the Diabetes Association in the Name of Joan Martin.

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MEETING RECAP:

- Pat Hosford asked about the increase for mail boxes. She said all policies have to be submitted to the Board, go into the “News and Views” and then be voted on, why does this one not have to? Nancy Southard said it is not a policy change, just a cost increase. It is not written anywhere; it is not a guideline or policy. It must be done financially and is not up to discussion. It will be written up in the “News and Views”. Nancy Seeds said mailboxes, mailbox posts and nameplates must be standard to the community. Mailbox posts and nameplates are maintained by the association.
- Herman Rebocho asked if a homeowner could replace their mailbox themselves. Nancy Southard answered yes, if it is just like all the others in the community. Nancy Seeds said all mail boxes have to be standard within community. Hardee maintains the posts, not the homeowner.
- Susan Granger had a question regarding the weapon’s sign.

REMARKS FOR THE GOOD OF THE ORDER: Nancy Seeds thanked all the candidates for their comments. Mary L’Heureux thanked all the candidates as well and reminded everyone that masks must be worn to the annual meeting. Pat Paxson thanked the candidates and said she learned a lot more about them than was in the annual meeting packet biographies. Pat said this is her last hurrah as Board President except for the annual meeting. It is also Mary L’Heureux’ last term. Bill Fox said as of now everything is still a go for our meeting at HGTC and hopes that continues. You will be required to wear a mask. Nancy Southard thanked the candidates for stepping up and saying they are willing to serve. She thanked Pat Paxson and Mary L’Heureux for their service on the Board. She thanked everyone for coming today; there was a nice group of people here today in spite of the weather.

Pat Paxson said New Resident Orientation will be at 3:00 p.m. on January 30th in the clubhouse.

Bill Fox moved and Nancy Seeds seconded the motion to adjourn the meeting at 10:00a.m. The motion passed unanimously.

Respectfully submitted,
Diane Gascoigne, Recording Secretary
