

MYRTLE TRACE HOMEOWNERS ASSOCIATION
CONWAY, SOUTH CAROLINA
BOARD OF DIRECTORS MEETING – July 20, 2022

CALL TO ORDER: Nancy Southard called the meeting to order at 9:00 a.m.

ATTENDANCE: *Board Members:* Nancy Southard, Bill Fox, Nancy Seeds, Bob Ebling and Susan Granger

Committee Chairpersons: Pat Hosford– Architectural Review Committee, Bob Smith – Activities Committee, Ted Ackley - Communications Committee, Diane Connelly – Architectural Review Committee and Liz Maass – Property Committee

Absent: Cathy McElroy – Property Committee,

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

Absent: Jean Hohenberger – Accounts Receivable

Also present were: Herman and Debbie Rebocho, Bob and Cathy Smith, Terry Eisenhardt, Tom Gray Jr., Beth Crow, Sue Sorrell, Kitty Kenney, Donna Ebling, Tina Hurley and Brian Mc Graw

RESIDENT PARTICIPATION:

- Beth Crow of 106 Walnut Circle requested a review of a ramp for the pool to provide easy access for people with knee injuries, etc.
- Kitty Kenney requested clarification of how the decision was made to post the sign at the clubhouse regarding no concealed weapons. She wondered why it had become an issue.

NOTE OF PASSING RESIDENTS:

Ray Bradshaw of 222 Cedar Ridge Lane passed away on Friday, June 10, 2022

Michael Kimble of 103 Walnut Circle passed away on June 14, 2022

Bob Kirk of 227 Cricket Court passed away on Monday, June 27, 2022

Jean Angersbach of 1216 Loblolly Lane passed away on Wednesday, June 29, 2022

John Martin of 128 Myrtle Trace Drive passed away on June 30, 2022

NOTE OF NEW OWNERS:

James and Linda McGill purchased 248 Cottonwood Lane on June 9, 2022

Marsha Recker purchased 217 Cedar Ridge Lane on June 21, 2022

Linda Dey purchased 243 Cottonwood Lane on June 30, 2022

APPROVAL OF MINUTES:

Nancy Seeds moved and Bob Ebling seconded the motion to accept the minutes of the June 15, 2022 Board meeting. The motion passed unanimously.

ACTIVITIES COMMITTEE: Bob Smith said the Activities Committee did not meet in July as usual. He thanked all those who helped with the July 4th picnic and reviewed upcoming events. Bob said the committee needs fresh ideas; he encourages new residents to come to the Activities Committee meetings if they have ideas.

ARCHITECTURAL REVIEW COMMITTEE – Pat Hosford said there are two agendas for review. Nancy Southard questioned the committee’s lighting review and Pat said it had dead ended. They found no blatant issues. Pat said the committee has two new members; John Shandra and Santo Perry. Pat Hosford said Cecile Hummel has resigned from the committee. She thanked Susan Granger for being the Board liaison for the past six months and welcomed Bob Ebling as the committee’s new liaison.

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

PROPERTY COMMITTEE – Liz Maass welcomed Tina Hurley and Lee Marino as new committee members. She welcomed Susan Granger as their new Board liaison and thanked Bob Ebling for being Board liaison the past six months. Liz Maass said the committee has a proposal for sidewalks on Cricket Court. Nancy Southard said since the Board had just now received the proposal could Liz and Herman Rebocho meet with the Board after this meeting so we can move forward on this. Liz said the committee recommends using Montes Construction.

Bob Ebling moved and Sue Granger seconded the motion to accept the Property Committee Report as written. The motion passed unanimously.

COMMUNICATIONS COMMITTEE – Ted Ackley said Mary Johnsen is taking over chairmanship of the Communication’s Committee beginning August 1, 2022. Ted will remain on the committee. He has been chairman since 2009. Ted said the committee lost two “News and Views” carriers; Bob Kirk and Tom Gayer. Paula Hartmann will replace Tom Gayer and Kathy Lindh will replace Bob Kirk. Ted recommended the purchase of a new copier for the clubhouse. The normal lifespan of a copier is five years or 700,000 copies. The committee has money set aside for this in their replacement budget. The cost of the new machine would be \$7,364.52.

Nancy Seeds moved and Bob Ebling seconded using the Repair and Replacement Fund to purchase the new copier for \$7,364.52. The motion passed unanimously.

Bill Fox moved and Sue Granger seconded the motion to accept the Communications Committee Report. The motion passed unanimously.

TREASURER’S REPORT – Nancy Seeds said she is half way through her term as Secretary/Treasurer and Myrtle Trace is on budget. We have incurred no major catastrophes or storms so far. Nancy said the road repair is scheduled for August. Budget work has begun for next year.

Sue Granger moved and Bob Ebling seconded the motion to accept the Treasurer’s Report as written. The motion passed unanimously.

OLD BUSINESS:

- **New Resident Orientation** – Nancy Southard said the orientation held by the Past President’s Council was on June 26, 2022 with 17 new residents, all committee chairs and several past presidents attending.
- **Outflow Pipe on Hummingbird and Vireo** – Nancy Southard said the pipe has been replaced. We ran into an unexpected situation; two conduits were sitting on top of the outflow pipe and they could not be moved. It was necessary to purchase pipes with smaller diameters and required four pipes instead of two which increased the cost of the project by \$200.00.
- **Budget Requests** – Nancy Southard said proposed budgets are due by the August Board meeting.
- **Nominating Committee** – Bill Fox said the committee is now operational and has begun looking for candidates to run for the two Board positions that will be open. He asked if you know anyone you think would be a good Board candidate, please give their name to one of the committee members. Two Board members will be replaced and he would like to have at least four candidates. Nancy Southard and Bill’s terms will be ending. The Annual Meeting will be held on February 4, 2023 at Horry Georgetown Technical College. Bill said the Past President’s Council is in the process of organizing a meeting including past presidents to explain to anyone interested in running what is expected of a Board member.
- **Frontage Road Update** – Nancy Southard talked with a representative in the County Engineering Department and asked what kind of traffic control there will be at the intersection of the new frontage road and Burning Ridge Road. She was told a round-about will be built there and also where the frontage road will intersect with Myrtle Ridge Drive. The project timeframe is three years to completion.

NEW BUSINESS:

- **Policy on Trucks, RV’s and Camper Parking** – Nancy Southard said there is currently a policy for residents parking of trucks, RV’s and campers. However, there isn’t a policy dealing with resident’s guests who own these types of vehicles. The Board is proposing a policy so there is no misunderstanding regarding the privilege to park vehicles in the Pear Tree Circle area. The proposed policy reads as follows: Overnight guests of residents who own a truck, RV or camper must obtain a parking permit and park the vehicle in the Pear Tree Circle area. The vehicle is for parking only; it is not to be occupied while in the parking area. The guest is to reside with the Myrtle Trace resident during their stay in Myrtle Trace. Violation of this policy is subject to the System of Fines for Trucks/Recreational Vehicle parking.
- **Quilts of Valor** – Susan Granger said “Quilts of Valor” will be coming to Myrtle Trace. The quilts are made as gifts to honor veterans for their service. Susan said they would like to begin honoring Myrtle Trace veterans on September 10, 2022. Let Susan know if someone in your household would like to attend the ceremony. She plans to hold two programs a year.
- **Accounts Payable Position** – Nancy Southard said there were four applicants for the position; each candidate was well qualified for the position which made the decision very

difficult. We want to thank each candidate for applying for the position and meeting with the members of the Board.

Bill Fox moved and Susan Granger seconded the motion to hire Cathy Smith as the Board's new Accounts Payable Contractor. The motion passed unanimously.

- **Wildlife** – Nancy Southard said the area is experiencing a great deal of land clearing which is destroying wildlife habitats. We have been seeing a lot of activity in Myrtle Trace with sightings of bear, fox and coyotes. Hopefully the animals only stay for a short time. In the meantime, we do ask that you don't feed the animals and make sure your trash can lids are securely closed.
- **County Ditch** – Nancy Southard said the county has mowed the county's side of the ditch from Burning Ridge Road to Myrtle Ridge Drive. Clearing of overgrown grass and weeds will allow the water to move more freely. The portion of the ditch which goes from Burning Ridge Road to the hospital has not been mowed. According to Jonathon, a representative from the Department of Storm Water Management, there are a number of beaver dams in this area. The beavers first have to be removed, the dams destroyed and then the debris from the dams can be removed and hopefully then the county side of the ditch will be mowed.
- **Closure of Burning Ridge Road** – Nancy Southard said, as many of you are aware the county ditch goes under Burning Ridge Road. The pipe is rusted and the section on the side near Bill Fox's home on Timberline Drive is tilted upward so the water isn't flowing correctly. The pipe needs to be replaced. Nancy said she spoke to Corbin, a representative from the SC Department of Transportation, regarding replacing the pipe and told him she hoped it would be done before the height of hurricane season. Corbin called Nancy last Thursday with an update. He said the pipe has been ordered, locators have been called to mark any electrical, telephone or other utilities which may be buried in the area. The plan is to put up a message board on August 1st telling of the planned closure of Burning Ridge Road. The board must be up at least a week before the road can be closed. They will then dig up the road, remove the old pipe, replace it with plastic pipe, fill in the area and then repave that section of the road.

CORRESPONDENCE: None

MEETING RECAP:

- Kitty Kenney said in her research she believes the bears will not go away but travel and stay within a three mile circumference.
- Ted Ackley told Susan Granger there will be a form for the "Quilts of Valor" in the "News and Views". Susan said they would discuss this further.
- Pat Hosford asked about the problem brought up last month regarding bees drilling into the clubhouse. Nancy Southard said Barney with Hardee's sprayed the areas and wood filler will

be applied. Pat Hosford also questioned an item on the Treasurer's Report and Nancy Seeds clarified the matter for her.

- Herman Rebocho questioned vehicle parking in the clubhouse parking lot and who would be responsible for any possible damage incurred. Nancy Southard answered him that that is what the cameras are for and if they are able to determine from the feed who the perpetrator was, that person will be responsible. He also questioned a commercial truck that has been in the lot for quite a while. Nancy Southard answered that it is there for one month under extenuating circumstances.

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

Respectfully submitted,
Diane Gascoigne, Recording Secretary
