

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

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

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

Committee Chairpersons: Pat Hosford– Architectural Review Committee, Diane Connelly – Architectural Review Committee, Bob Smith – Activities Committee, Liz Maass – Property Committee, Cathy McElroy – Property Committee, Mary Johnsen - Communications Committee

Contractors: Jim Luneke - Administrative Consultant, Debi Perry- Administrative Consultant in Training and Diane Gascoigne - Recording Secretary

Absent: Jean Hohenberger – Accounts Receivable

Also present were: Herman Rebocho, Debbie Rebocho, Bob and Cathy Smith, Donna Ebling, Dan Schaeffer, Ann Golden, Lisa Carey Maynard, Terry Eisenhardt, Nancy DePino, Mary L’Heureux, Brain McGraw, Ted Ackley, Lynda Moore and Joe Martin

RESIDENT PARTICIPATION:

- Elizabeth Cindrich of 235 Candlewood Drive wanted to know what the Board is doing proactively about the homeless situation in Myrtle Trace. She said it is sad but we have to protect our community and our safety. Nancy Southard said she knows of only one incident in our area that has been addressed. She recommended calling the police if you see anything and the Board will discuss this at their meeting following this Board meeting.
- Ann Golden of 141 Myrtle Trace Drive said she is the coordinator of the Myrtle Trace Neighborhood Watch and told everyone to call her with any problems. Ann met with the Conway Police Safety Division and the Horry County Police Department. Both said what we are not doing is calling the police when we see someone on our property. If we don’t call, we give the impression to the intruder that we are an easy mark. Ann said Neighborhood Watch will be making a more diligent effort to keep an eye out. She said they can use more volunteers if anyone would like to join them. It shows we have a presence in Myrtle Trace.

NOTE OF PASSING RESIDENTS: None

NOTE OF NEW OWNERS:

Charlotte Grote purchased 229 Cottonwood Lane on October 4, 2022

APPROVAL OF MINUTES:

Nancy Southard said Nancy Seeds was the person who read the minutes of the Board’s special meeting last month. Also, under Properties, Liz Maass meant Berry Tree Lane and Pear Tree Circle not Dogwood Circle. Susan Granger said she moved and Bob Ebling seconded a motion last month to approve the installation of an aerator in Lake Hummingbird at a cost of \$8,500. The motion passed unanimously. Susan also said it was Pat Paxson last month who said they did not know what to do about the totally inappropriate statement on Myrtle Trace Chatter.

Nancy Seeds moved and Bill Fox seconded the motion to accept the minutes of the September 21, 2022 Board meeting with these corrections. The motion passed unanimously.

ACTIVITIES COMMITTEE: Bob Smith said the committee has a lot of upcoming events. The committee is looking at ways to celebrate Myrtle Trace's 40th Anniversary next October. They will need volunteers at their January meeting to help with ideas that will work and take responsibility for helping with them. There was discussion regarding guest speakers to present information at the travel group meeting. It was stated that anyone who might profit from speaking there would be considered a solicitor and would not be allowed. Hence, no professional travel agents. Others with experience in travel who are not seeking profit from this meeting are allowed.

Susan Granger moved and Bob Ebling seconded the motion to approve the Activities Report as written. The motion passed unanimously.

ARCHITECTURAL REVIEW COMMITTEE – Pat Hosford told the Board there are four agendas, two of which they have seen before. Susan Granger questioned the color "Brick" to be used on the door at 177 Glenwood Drive which is on the September 26th agenda. Pat Hosford said the color is correct; the name was not. Nancy Seeds asked what the criterion is for an unkempt property. Pat answered it is outlined in the covenants and means one foot of overgrowth on someone's property.

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

PROPERTY COMMITTEE – Liz Maass asked the Board if there were any questions on her written report. Nancy Southard questioned the new "No Trespassing" signs for the pool. She asked what is the cost, why do we need three and have they already been purchased? The report sounds like they have been. Liz said they have not been purchased yet, they are in the process. The police said there needs to be four total; one on each corner. Nancy asked if Liz thought this would stop anyone from entering. Liz replied it may not stop them but it may allow us to prosecute them if they do trespass. Nancy Seeds who was at the Property Committee meeting said the police told them the signs have to be on all four sides so if we need to file a complaint, we have a leg to stand on. Susan Granger said the way the report reads about Tina Hurley's familiarity with the fire department is misleading as she was speaking from a prior residence not the department near Myrtle Trace. She asked the phrasing be changed. Susan also said the aerator mentioned in the Property Committee Report should be on Lake Hummingbird not Glenwood. Nancy Southard thanked Dave Rudnicki and all volunteers for getting things put away in the pool area before the arrival of the hurricane. She asked Liz if all pool equipment including cabana bathroom plumbing has been winterized and Liz replied that it has. Liz Maass told the Board she has also submitted three tentative bids for tree removal. She also has a tentative estimate for the fence around the maintenance shed and the propane tank by the clubhouse. Liz said the committee decided it would be too much to expect homeowners to remove the stone on the path from Berry Tree Lane to Pear Tree Circle and they

have a bid from a company to have this done and it would be a permanent solution. Nancy Southard asked members of the Board if they were ready to act on the recommendation. Four were not as they needed more information. Therefore, Nancy Southard said the Board will not vote on this today.

Bob Ebling moved and Nancy Seeds seconded the motion to accept the written Property Committee Report with corrections. The motion passed unanimously.

COMMUNICATIONS COMMITTEE –Mary Johnsen said Joe Martin is joining the Myrtle Trace Web Staff. He is replacing Teresa Oberg and Nancy Southard thanked Teresa for her service.

Bill Fox moved and Bob Ebling seconded the motion to accept the Communications Committee Report as written. The motion passed unanimously.

TREASURER’S REPORT – Nancy Seeds said in keeping with the Auditor’s Report and the law she has started to keep Myrtle Trace Operating Funds and Reserve Funds separately. She said Myrtle Trace is in fine shape.

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

OLD BUSINESS:

- **Nominating Committee** – Bill Fox said the committee is in full force and hopefully they will conclude next month. Their goal is to have four candidates and at the moment it looks promising.
- **Clubhouse Closed** – The clubhouse will be closed on Tuesday, November 8, 2022 for the mid-term election.

NEW BUSINESS:

- **Hurricane Ian – Clean Up** – Nancy Southard said we were very lucky and most residents were very good about getting storm debris to the curb for pick up. Some residents again put out their own trimmings and this is not allowed. We are very fortunate to have Hardees work for us and they did a great job. The Board purchased a card of gratitude and gave them a small bonus check which they appreciated very much.
- **Tree Planting/Replanting Committee** – Nancy Southard said our many trees are a major draw to people looking for a home to purchase. In recent years many Bradford Pear trees and Pine trees have been taken down and the Board felt they needed to reactivate this committee. It is a subcommittee of the Property Committee. David Atkins will chair the committee, other members from the Property Committee are: Leo Reger, Ron Grove, Tina Hurley and Herman Rebocho. Members of the committee from the Myrtle Trace community are: Ellen Elliott, Dave Smythe, and Lee Williams. They will assess the health of trees on Common Ground and also look at Common Ground areas where trees have been removed. The committee will develop a multi-year plan for planting of trees on Common Ground to be given to the Board. The

committee will be given a budget to work with. We thank the members for their willingness to volunteer to serve on the committee.

- **Budget Update** – Nancy Southard said the Board is continuing to fine tune this. It should be final by the November Board meeting.
- **Homeless Incident Brought Up Today** – Nancy Southard said a resident saw on his “Ring” doorbell an individual walking around his property. The police were called but the individual was not found. Nancy said Phases One through Seven have had at least one incident. If you park outside, be sure to lock your car doors. Also be sure all your house doors are locked. If you see someone where they should not be, call the police non-emergency number and report it. The non-emergency number is: 843-248-1520. The police have said no intrusion is too small. Nancy also said do not leave your garage door opener visible in your car if you leave your car outside.
- **Gates** – Nancy Seeds said there has been concern about emergency vehicles being able to enter through the gates. She explained that emergency vehicles have sirens and/or woofers that activate the gate arms. However, over time the vehicles have acquired new sirens. There was an incident where an ambulance came through the gate but the arm came down before the next emergency vehicle could get through. We have arranged to have both arms raise when an emergency vehicle uses their siren to gain entrance or exit. The arms will remain up for 15 minutes. Our only other option was for the arms to remain raised for one hour. The arms will be raised for this amount of time for this reason and are not broken.

CORRESPONDENCE: The Board received a thank you note from Waccamaw Animal Rescue Mission for the donation made in memory of Mrs. Mary Weiselberg.

MEETING RECAP:

- Ann Golden said the police told her the least expensive security alarm any of us could have would be to leave our porch lights on at night and also the lights over our garages. Motion lights are good as well. Please relay this to your neighbors who live in more darkened areas. Ann said routine is also important; be sure to lock the door between your garage and your house. If someone gains access to your garage, they can enter your house.
- Herman Rebocho mentioned that dawn-to-dusk lights are also a good idea if they are alright with your neighbor. Pat Hosford added to this that the ARC Committee does get complaints about lights on at night so please be considerate of your neighbors with the amount of wattage you use in your outdoor lights.
- Pat Hosford explained that the Tree Replacement Committee relates to trees on common ground only, not those on personal property which are the purview of the ARC Committee. Please don't confuse the two.

Bill Fox moved and Susan Granger seconded the motion to adjourn the meeting at 10:01 a.m. The motion passed unanimously.

Respectfully submitted,
Diane Gascoigne, Recording Secretary
