

MYRTLE TRACE HOMEOWNERS ASSOCIATION
CONWAY, SOUTH CAROLINA
BOARD OF DIRECTORS MEETING – November 16, 2022

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

ATTENDANCE: *Board Members:* Nancy Southard, Nancy Seeds, Bob Ebling and Susan Granger
Committee Chairpersons: Pat Hosford– Architectural Review Committee, Diane Connelly Lynch – Architectural Review Committee, Bob Smith – Activities Committee, Cathy McElroy – Property Committee, Mary Johnsen - Communications Committee

Absent: Bill Fox – Vice President, Liz Maass – Property Committee,

Contractors: Jim Luneke - Administrative Consultant, Debi Perry- Administrative Consultant in Training, Jean Hohenberger – Accounts Receivable, Cathy Smith – Accounts Payable and Diane Gascoigne - Recording Secretary

Also present were: Donna Ebling, Dan Schaeffer, Terry Eisenhardt, Brain McGraw, Ted Ackley, Debbie Rebocho, Herman Rebocho, and Tom Gray, Jr.

RESIDENT PARTICIPATION: None

NOTE OF PASSING RESIDENTS:

Allen Guard of 116 Cedar Ridge Lane passed away on Sunday, October 23, 2022

Akiko “Jan” Lies of 113 Juneberry Lane passed away on Monday, October 31, 2022

NOTE OF NEW OWNERS:

George Langham purchased 109 Boxwood Lane on October 31, 2022

APPROVAL OF MINUTES:

Nancy Seeds moved and Bob Ebling seconded the motion to accept the minutes of the October 19, 2022 Board meeting. The motion passed unanimously.

ACTIVITIES COMMITTEE - Bob Smith said all past events were very successful and reviewed upcoming events. He said the committee has begun working on 2023 and are happy with the ideas that have come up, especially the Myrtle Trace 40th Anniversary celebration. The Board has ideas they want to incorporate in the celebration of the anniversary next October. Nancy Southard said the Board is looking forward to this and working with the Activities Committee.

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

ARCHITECTURAL REVIEW COMMITTEE – Pat Hosford said there are two agendas for review. Nancy Seeds questioned an area of the October 24, 2022 report and it was cleared up.

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

PROPERTY COMMITTEE – Cathy McElroy said the committee is waiting on approval from the Board to take down a tree on Loblolly Lane that was damaged during Hurricane Ian. Stump grinding is not included in the bid they received of \$900.00 from Mr. D's Tree Service. Nancy Southard said the Board is unaware of any bid. She told Cathy to see if Mr. Dee's would include the stump grinding for this price.

Nancy Seeds moved and Bob Ebling seconded the motion to approve the bid of \$900.00 from Mr. D's Tree Service to take down a tree on Loblolly Lane IF the price includes stump removal. The motion passed unanimously.

Cathy McElroy said a bid was received for \$12,820.00 from Painters Plus to paint and repair the fence around the maintenance building, the lift station near the maintenance building and the lift station near the intersection of Myrtle Trace Drive and Cedar Ridge Lane.

Susan Granger moved and Bob Ebling seconded the motion to approve the bid submitted by Painters Plus in the amount of \$12,820.00 to paint and repair these areas. The motion passed unanimously.

Cathy also said a glass top table was broken at the Veteran's Day celebration. The committee is ordering a replacement. The price will be \$169.60 including delivery. Nancy Seeds told Cathy to be sure someone is available at the time of delivery to unpack the box. Cathy said they are also looking into lighter options for table extenders.

Nancy Seeds moved and Susan Granger seconded the motion to accept the written Property Committee Report. The motion passed unanimously.

COMMUNICATIONS COMMITTEE – Mary Johnsen said the web site is up to date and all minutes have been posted except those pending approval. Approved minutes are to be sent to Joe Martin.

Nancy Seeds moved and Susan Granger seconded the motion to accept the Communications Committee Report as written. The motion passed unanimously.

TREASURER'S REPORT – Nancy Seeds said at the end of October 31, 2022 expenses were above income for the month of October. This was due to payment for the road repairs which were approved in the 2022 operational budget. Myrtle Trace is still in great shape.

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

OLD BUSINESS:

- **Nominating Committee Update** – Nancy Southard reported in Bill Fox' absence. The committee has finished its work and has a slate of candidates. Candidates have been notified

to send a copy of their biography and a photo of themselves to Bill Fox. The names of the candidates will be given at the December meeting and the candidates will be invited to the January Board meeting to introduce themselves. Nancy thanked the committee for its work.

NEW BUSINESS:

- **Budget 2023** – Nancy Seeds said the Board has finished work on the 2023 Budget and it has been submitted for approval. There will be no dues increase next year.

Nancy Seeds moved and Bob Ebling seconded the motion to accept the 2023 proposed budget. The motion passed unanimously.

- **Wildlife** - Nancy Southard said due to all the clearing and construction in the area a mother bear and two cubs have been roaming in Phase VIII. Please be careful when letting pets out.
- **Gift Donation** – The Board was asked to accept a gift of two picnic tables from Bob and Donna Ebling. The donation is in memory of George and Elaine Smith and Myron Chomko, longtime residents of Birchwood Lane. The tables will be located in the recreation area.

Susan Granger moved and Nancy Seeds seconded the motion to accept the gift donation of two tables for the Myrtle Trace recreation area. The motion passed unanimously.

Nancy thanked Bob and Donna for the donation.

- **Solicitation** – Nancy Southard said we have signs posted saying “No Solicitation”, but it happens. If someone comes to your door soliciting a service, please inform them of our rules and that their ads may be placed in homeowner’s newspaper box. An individual is coming around presently telling people they need a new roof due to hail damage from a storm back in April. This may or may not be true. We suggest you get a second appraisal as to the condition of your roof.
- **Annual Meeting** – Nancy Southard said the format of the next annual meeting will be different. Residents have commented on the meetings being too long. The next annual meeting is on February 4, 2023 and all Board members will be involved. Committee chairpersons will be recognized but their reports will not be read aloud. Committee chairs will submit their reports to Diane Gascoigne, as usual, but they will then also be duplicated and placed in the Annual Meeting packages delivered to each home. The Board will receive feedback on how this worked and proceed accordingly.

CORRESPONDENCE: None

MEETING RECAP:

- Dan Schaeffer said he has received three scam phone calls asking if he received his new Medicare report. They wanted his Medicare number.

Nancy Southard wished everyone a Happy Thanksgiving.

Bob Ebling moved and Nancy Seeds seconded the motion to adjourn the meeting at 9:34 a.m. The motion passed unanimously.

Respectfully submitted,
Diane Gascoigne, Recording Secretary
