

MYRTLE TRACE HOMEOWNERS ASSOCIATION
CONWAY, SOUTH CAROLINA
BOARD OF DIRECTORS MEETING – February 15, 2023

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

ATTENDANCE: *Board Members:* Nancy Seeds, Susan Granger, Bob Ebling, Debi Rebocho and Darryl Rhodes

Committee Chairpersons: Pat Hosford– Architectural Review Committee, Ann Golden – Architectural Review Committee, Bob Smith – Activities Committee, Liz Maass – Property Committee, Cathy McElroy – Property Committee, Mary Schaeffer - Communications 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: Elizabeth Borkowski, Dan Schaeffer, Joe Martin, Donna Ebling, Ted Ackley, Herman Rebocho, Terry Eisenhardt, Nancy Southard, Mary Schaeffer, Lisa Carey Maynard, Jim and Kim Freeman, Tina Hurly, Tom Gray Jr. , Carol Blonowicz and Jeanne Niziol

RESIDENT PARTICIPATION:

1. Nancy Seeds said every year before the February Board meeting the new Board decides how meetings will be run for their term. She asked Bob Ebling to review some recommended new guidelines for Resident Participation at meetings. Bob said:
 - The Resident Participation part of the meeting is for residents to express their concerns to the Board and ask questions. The Board will listen but may not respond immediately if time is needed for research and discussion.
 - Abusive language and threats to Board members or residents will not be tolerated. If this occurs, the President of the Board will rule the person out of order and that person will relinquish his/her time to speak.

Nancy Seeds said this will be published in the next “News and Views”.

2. Pat Hosford said Resident Participation has been limited to opening remarks and recap both of which have time limits. You always see at these meetings residents who have a vast amount of knowledge and experience from working on various committees. These people were not allowed time to speak during discussion items on the agenda. We would like the Board to consider allowing these people i.e.: past presidents, committee chair people to speak at those times if they have relevant information concerning the topic. Pat also addressed neighborhood development. Myrtle Ridge Road is developing rapidly. As you know, the Board is part of a consortium of communities concerned with the increased traffic this will bring. We are hoping for some type of speed restriction. We know we will not be getting a traffic light at our back gate because we are so close to the upcoming round-about but we ask the Board representatives to this consortium to consider seeking a stop light at Sand Ridge Road or somewhere near there. Middle Ridge Avenue, the new road, will have buildings and commercial property along the backside of our community going from Walmart to Singleton Ridge Road. This is going to impact us. If they come this way, it will be very close to some homes. We ask the Board to have a Board representative constantly be in contact with someone at the county.

3. Ann Golden spoke representing Myrtle Trace Neighborhood Watch. She has received phone calls in the past two weeks of cars left in driveways being rifled. Ann encouraged everyone to lock everything up; not doing so is the main problem. She contacted the police and was told our best defense is to be routine in our procedures of locking our cars and our houses. Garage doors should be closed at night, not left open. Get into a routine. People with older cars that do not lock automatically as you walk away need to be diligent in locking their vehicles when they exit them. Do not leave your garage door opener in your car if you do not routinely lock your car. Our neighborhood is being scouted by people. Leave a light on outside at night if it will not interfere with a neighbor. Ann said our contact is the Horry County Police Department not the Conway Police Department. The phone number is: 843-248-1520. If you don't call and report suspicious activity we will not be able to get the extra patrols of the neighborhood that we want. This will all be reemphasized in the next issue of the "News and Views". She said our neighborhood watch is looking out for our community
4. Pat Paxson said she sent out the Myrtle Trace calendar in October to the appropriate people for review. Please review the calendar and let her know if anything is missing or needs correcting.

NOTE OF PASSING RESIDENTS:

Ivan Perkinson of 111 Juneberry Lane passed away on January 23, 2023

Roger Kirschner of 107 Berry Tree Lane passed away on February 6, 2023

NOTE OF NEW OWNERS:

Theodore and Beverly Roof purchased 175 Myrtle Trace Drive on January 18, 2023

Michael and Cheryl Manzella purchased 102 Moss Circle on January 23, 2023

Arthur and Michele Crowley purchased 222 Cedar Ridge Lane on January 27, 2023

APPROVAL OF MINUTES:

Susan Granger moved and Bob Ebling seconded the motion to accept the minutes of the January 18, 2023 Board meeting. The motion passed unanimously.

Bob Ebling moved and Darryl Rhodes seconded the motion to accept the minutes of the Annual Board Meeting of Myrtle Trace on February 4, 2023. The motion passed unanimously.

Susan Granger moved and Bob Ebling seconded the motion to accept the minutes of the Special Board meetings on February 4, 2023 and February 6, 2023. The motion passed unanimously.

ACTIVITIES COMMITTEE - Bob Smith said their committee is very busy and he reviewed some of the upcoming events. The Community Service events, part of our anniversary celebration, are a new item and have been well attended. This month a horticulturist from Clemson will be speaking to us.

In March Horry County Fire and Rescue will speak about safety issues. In April a representative from the Department of Natural Resources will speak about our new neighbors; bears, fox, etc. May will see a presentation on Emergency Services. The committee is just wrapping up a food drive for CAPS. The committee had their election of officers and GERALYN Hartmann will be the new Vice-Chairperson and Debra Wierman will be the new Secretary. Bob said some events we are used to seeing may not happen if we cannot get volunteers to chair the events. We need new people.

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 said there are two agendas for review. The new Vice-Chairperson of the ARC Committee will be Ann Golden. It was asked if the 22 trees on one agenda should have been two and Pat said yes.

Bob Ebling moved and Debi Rebocho seconded the motion to accept the ARC Reports as amended. The motion passed unanimously.

PROPERTY COMMITTEE – Liz Maass said their committee officers stay the same. She said she has given the Board information on the “Click to Enter” emergency code for the back gate. We will have a new system that is fool-proof and everyone will be advised of it. This device is for police, ambulances, etc. to open the gate when needed. They simply click their microphone twice and the bar will raise. There will be no sound that can also be set off by lawn mowers, etc. Liz said they are getting bids for a new pool company and someone to paint the cabana, maintenance shed and club house. Nancy Seeds added the committee had been getting a lot of complaints about the gate arm being up so often and she said it also wears on the motor. There were also a couple of times when the arms would not raise for emergency vehicles. A number of communities are going with the “Click to Enter” system. Darryl Rhodes questioned the pool contractor’s fee going up. Liz said that is why they were going out for bid but we have to be careful as the current man is very knowledgeable about our pool. Darryl said he estimated the raise in fee by the current pool company at a 20% increase.

Darryl Rhodes moved and Debi Rebocho seconded the motion to purchase the materials necessary for the “Click and Enter” System for the back gate at a cost of \$2,546.00. The motion passed unanimously.

Nancy Seeds said installation will not be immediate.

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

COMMUNICATIONS COMMITTEE – Mary Schaeffer said her committee met with the new residents. February 20, 2023 is the deadline for articles for the “News and Views”. She said the Myrtle Trace flag was damaged in last weekend’s storm and a resident is repairing it. Three new flags have also been ordered.

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

TREASURER’S REPORT – Bob Ebling said 2023 is off to a good start. Seven CDs mature this year and the Board is contacting many different banks for better rates. We are in good, strong financial shape.

Susan Granger moved and Darryl Rhodes seconded the motion to accept the Treasurer’s Report as written. The motion passed unanimously.

OLD BUSINESS:

- **Change to ARC Guidelines re: names of roof shingle colors** – Nancy Seeds said this was presented at the last Board meeting and printed in the “News and Views”. There has been no response so we are ready to vote.

Susan Granger moved and Debi Rebocho seconded the motion to change the ARC Guidelines re: names of roof shingle colors. The motion passed unanimously.

NEW BUSINESS:

- **Introduction of 2023 Board Members – Officers and Assignments** – Nancy Seeds -Board President, Vice-President – Susan Granger, Secretary Treasurer – Bob Ebling, At-Large-Directors – Darryl Rhodes and Debi Rebocho. Liaisons to committees are:
 - Nancy Seeds – Communications Committee
 - Susan Granger – Activities Committee
 - Bob Ebling – Property Committee
 - Susan Granger – ARC Committee
 - Darryl Rhodes – Property Committee
 - Debi Rebocho – ARC CommitteeNancy welcomed Darryl Rhodes back to the Board and Darryl said it was an honor to serve again. Darryl thanked so many residents for attending.
- **2023 Annual Meeting – February 4, 2023, Attendance and Proxies** – Susan Granger said the Annual Meeting was very well attended and a good number of proxies were received. February 3, 2024 is the date for next year’s meeting again at HGTC. Nancy Seeds thanked the committee that brought this meeting together.
- **Recognition of Committee Chairs and Members** – Nancy Seeds said this was already covered. Pat Hosford added that the ARC Committee will be officially electing their **Chairperson** at their next meeting. It is still to be determined.
- **Posted Applications for Myrtle Trace “News and Views” Coordinator and Myrtle Trace Directory Coordinator** – Nancy Seeds said the applications have been submitted and the Board is ready to appoint residents to these positions. Carol Blonowicz will be the new “News and Views” coordinator.

Susan Granger moved and Debi Rebocho seconded the motion to approve Carol Blonowicz as the new coordinator of the “News and Views”. The vote passed unanimously.

Nancy Southard will be the new coordinator of the Myrtle Trace Directory.

Susan Granger moved and Darryl Rhodes seconded the motion to approve Nancy Southard as the new coordinator of the Myrtle Trace Directory. The vote passed unanimously.

- **Homeowner’s Insurance** – Nancy Seeds said our homeowner’s covenants require each resident to insure their homes for 100% replacement value and show proof thereof. This will be stated again in the next issue of the “News and Views”. **Debi Perry** is in charge of the database for this.

CORRESPONDENCE: The Board received a thank you from Disabled American Veterans for our donation in memory of Jeanne Cagle. The Board received a thank you from WARM for our donation in memory of Susan Woodruff. The Board received thank you notes from Christ the Servant Lutheran Church and from the family of Chris Terhune in her memory.

MEETING RECAP: None

Bob Ebling moved and Susan Granger seconded the motion to adjourn the meeting at 9:58 a.m. The motion passed unanimously.

Respectfully submitted,
Diane Gascoigne, Recording Secretary

