

**MYRTLE TRACE HOMEOWNERS ASSOCIATION  
CONWAY, SOUTH CAROLINA  
BOARD OF DIRECTORS MEETING – OCTOBER 16, 2024**

**CALL TO ORDER:** Bob Ebling called the meeting to order at 9:04 a.m.

**ATTENDANCE: *Board Members:*** Bob Ebling, Susan Granger, Debbie Rebocho, Darryl (Dusty) Rhodes and Ted Black

***Committee Chairpersons:*** Pat Hosford– Architectural Review Committee, Joe Bastian – Property Committee, Fred Shields – Activities Committee, Mary Schaeffer – Communications Committee

***Contractors:*** Debi Perry – Administrative Consultant and Diane Gascoigne - Recording Secretary

***Also present were:*** Nancy Seeds, Nancy Southard, Tom Gray, Jr., Donna Ebling, Pat Paxson, James Luneke, and Tina Hurly

**RESIDENT PARTICIPATION:**

- None

**NOTE OF PASSING RESIDENTS:**

Michael (Mike) Reynolds of Myrtle Trace Drive passed away on September 24, 2024

Judith (Judy) Dovey of Cottonwood Lane passed away on October 3, 2024

**NOTE OF NEW RESIDENTS:**

Mary Jean Anderson purchased 105 Hickory Drive

Barbara Jean Johnson purchased 110 Boxwood Lane

**APPROVAL OF MINUTES:**

**Dusty Rhodes moved and Susan Granger seconded the motion to accept the minutes of the September 18, 2024 Board meeting. The motion passed unanimously.**

**ACTIVITIES COMMITTEE –** Fred Shields reviewed upcoming events at the clubhouse and told of some cancelations.

**Dusty Rhodes moved and Susan Granger seconded the motion to accept the Activities Committee Report as written. The motion passed unanimously.**

**ARCHITECTURAL REVIEW COMMITTEE –** Pat Hosford gave the Board two agendas for review.

**Susan Granger moved and Deb Rebocho seconded the motion to accept the ARC Reports as written. The motion passed unanimously.**

**PROPERTY COMMITTEE –** Joe Bastian thanked Hardee's crew for the clean-up after Hurricane Helene. It took them three days because once again some residents chose to put their personal trimmings and yard waste out for pick-up along with the allowed storm debris. Joe said there was an infestation of pine park beetles in a few trees on Loblolly Lane. An infestation of these pests can be catastrophic. The trees were removed and the Property Committee has reached out to the Forestry Commission for help. Unfortunately, they are all in North Carolina helping with the aftermath of the hurricane. Joe plans to go to Clemson today for suggestions. Joe said his committee is recommending a change to the policy on the renting of the clubhouse.

There was much discussion on this. Bob Ebling said the Board is reviewing proposals for the dredging of the ponds.

**Ted Black moved and Dusty Rhodes seconded the motion to accept the Property Committee Report as written. The motion passed unanimously.**

**COMMUNICATIONS COMMITTEE** – Mary Schaeffer reviewed her report.

**Dusty Rhodes moved and Susan Granger seconded the motion to accept the Communications Committee Report as written. The motion passed unanimously.**

**TREASURER’S REPORT** – Debbie Rebocho thanked Hardees for being proactive and reactive throughout Hurricane Helene. No emergency funds were required due to the storm. Myrtle Trace remains financially sound.

**Susan Granger moved and Ted Black seconded the motion to accept the Treasurer’s Report as written. The motion passed unanimously.**

**OLD BUSINESS:**

- **Nominating Committee** – Two new members of the Board will be elected at the Annual Meeting set for February 1, 2025. The Nominating Committee has two confirmed candidates and is still reviewing others.
- **Clubhouse Closing** – The clubhouse will close at 4:00 p.m. on Monday, November 4<sup>th</sup> and remain closed on Tuesday, November 5<sup>th</sup> except for voting in the general election. Voting is from 7:00 a.m. to 7:00 p.m. The clubhouse will reopen for activities on Wednesday, November 6<sup>th</sup>.

**NEW BUSINESS:**

- **Approval of ARC Guideline Modification** – The modification to the ARC Guidelines is an addition of one or two sentences to clarify statements concerning the exterior of homes.

**Dusty Rhodes moved and Susan Granger seconded the motion to accept the changes proposed to the ARC Guidelines. The motion passed unanimously.**

- **2025 Budget** – The Board has completed work on the 2025 Budget. Modification to HOA policies is required prior to approval.
- **Proposed Modification to the Myrtle Trace Homeowners Association Board/General Policies** –  
Capital Contribution  
MTHOA, Inc. Certified Statement of Assessment
- **Proposed Modification to the Myrtle Trace Homeowners Association Common Properties Guidelines and Restrictions for Homeowners** –  
Amend Section I Facilities Use Policy
- **Delivery of “News and Views”** – Each edition of the “News and Views” is available on the Myrtle Trace HOA website. The Board will survey the community to determine whether residents prefer online vs paper editions of the “News and Views.”

- **Proof of Insurance** – It is required in Article VI, Section 5 of the Myrtle Trace Covenants that each homeowner maintain insurance for each property. Evidence of insurance for both new policies and renewals should be provided to Debi Perry, the Administrative Consultant for Myrtle Trace. Homeowners may provide a paper copy of the policy summary or scan and/or email the information to Debi. **At the present time, less than 50% of homeowners have a valid proof of insurance form on file.**

**CORRESPONDENCE:** Tax bills have been received.

**Dusty Rhodes moved and Ted Black seconded the motion to adjourn the meeting at 10:00 a.m. The motion passed unanimously.**

Respectfully submitted, Diane Gascoigne, Recording Secretary      Special Meeting of the Myrtle Trace Board of Directors  
October 16, 2016

Special Meeting called to order by Bob Ebling at 10:15am  
Attending: Joe Bastian, Tom Gray, Debi Perry, Bob Ebling, Susan Granger, Ted Black, Darryl (Dusty) Rhodes, Deb Rebocho

A special meeting was called on October 16, 2024 with the above in attendance to discuss the dredging of the ponds within Myrtle Trace. Silt and sediment have accumulated in the ponds over the past 40 years and needs to be addressed. Tom Gray and Joe Bastian have obtained proposals from a contractor who will be able to use a hydro-rake on a pontoon to clear this sediment. They have also obtained proposals for removal (haul-away) of the debris, and also create a pathway along the berm and Lake Cormorant to provide access to the lake as well as the swales. This initial project will take 10 days. As they will not be able to do all 15 lakes, they will concentrate on the lakes in Phases one through seven, targeting the most serious areas first. Tom and Joe anticipate this project will cost an estimated \$50,000-\$70,000. The board has asked that Joe and Tom put all costs into a spread sheet with a breakdown of all the details of this project, including dredging, excavation, haul-away, materials, and any other anticipated expenses.  
Meeting was adjourned at 11:05 am

Respectfully submitted,  
Debbie Rebocho  
Secretary/Treasurer  
**SPECIAL MEETING OF THE BOARD OF DIRECTORS NOVEMBER 4, 2024**

In attendance: Bob Ebling, Susan Granger, Darryl “Dusty” Rhodes, Ted Black, Debi Perry, Debbie Rebocho

Meeting called to order at 10:20 am  
Purpose of meeting: Pond Dredging, Phases 1-7

1)  
A revised proposal from Clovis Belanger Enterprises for bush hogging a path and tree removal of 2 Bradford Pears parallel to Juneberry Lane along Lake Cormorant for \$5400 was approved.

Motion to Approve made by Ted Black, Seconded by Susan Granger, all in favor. Motion passed.

2)  
A proposal for the excavation and removal of spoil from the ponds in the amount of \$13,700 (Clovis Belanger) was approved.

Motion to Approve made by Darryl Rhodes, Seconded by Ted Black, all in favor. Motion passed.

3)  
A proposal for the hydro raking of the lakes in Phases 1-7 to remove spoil from the lakes over a period of 10 days in the amount of \$28,500 was approved.

Motion to Approve made by Susan Granger, Seconded by Darryl Rhodes, all in favor. Motion passed.

Meeting adjourned at 10:45am  
Respectfully submitted,  
Debbie Rebocho