

**MYRTLE TRACE HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING – June 15, 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

***Committee Chairpersons:*** Pat Hosford– Architectural Review Committee, Bob Smith – Activities Committee, Ted Ackley - Communications Committee, Diane Connelly – Architectural Review Committee

***Absent:*** Susan Granger – Director at Large, Cathy McElroy – Property Committee, Liz Maass – Property Committee

***Contractors:*** Jim Luneke - Administrative Consultant, Jean Hohenberger – Accounts Receivable and Diane Gascoigne - Recording Secretary

***Also present were:*** Herman Rebocho, Bob and Cathy Smith, Terry Eisenhardt, Mary Johnsen, Dan Schaeffer, Tom Gray Jr., Sandy Eamer, Marie Brenner, Donna Ebling, Pat Paxson, Linda Moore and Brian Mc Graw

**RESIDENT PARTICIPATION:** None

**NOTE OF PASSING RESIDENTS:**

Karen Garcia of 208 Beechwood Court passed away on June 3, 2022

**NOTE OF NEW OWNERS:**

Paul and Jill Lee purchased 1218 Loblolly Lane on May 24, 2022

**APPROVAL OF MINUTES:**

**Nancy Seeds moved and Bob Ebling seconded the motion to accept the minutes of the May 18, 2022 Board meeting. The motion passed unanimously.**

**ACTIVITIES COMMITTEE:** Bob Smith reviewed upcoming events including the July 4<sup>th</sup> picnic, August 7<sup>th</sup> Jazz in the Park and October 15<sup>th</sup> Craft Fair.

**Nancy Seeds moved and Bob Ebling seconded the motion to accept the Activity Report as written. The motion passed unanimously.**

**ARCHITECTURAL REVIEW COMMITTEE –** Pat Hosford said there are two agendas for review. Pat Hosford gave the Board two budgets for 2023, one for ARC and one for the Lake Banks Committee.

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

**PROPERTY COMMITTEE** – Tom Gray, Jr. reported for the Property Committee.

Tom Gray, Jr. recommended approval of a revised quote from Mr. D Tree and Landscaping for trimming of two trees behind 201 Glenwood Drive and removing two dead or leaning trees on Myrtle Trace Drive. The new total cost is \$1,500.00 which is \$300.00 less than the original quote.

**Bill Fox moved and Bob Ebling seconded the motion to approve the expenditure of \$1,500 for trimming two trees and the removal of two trees. The motion passed unanimously.**

Tom presented two bids for removal and replacement of concrete sidewalk on Cricket Court for the Board to review and act on. One bid was for \$4,950.00 to remove concrete from 109 to 111 Cricket Court which is an area of about 8 feet. The other bid was for \$2,800.00 to remove four feet of concrete in front of each house where it is cracked. Nancy Southard asked for an additional quote. She told Herman Rebocho she would give him the name of another contractor who has done work in Myrtle Trace. Bob Ebling said he thinks the whole sidewalk is shot and will have to be replaced within a couple of years. He asked Herman to get a quote for the whole thing at this time. Nancy Southard said this should be a minimum of two quotes for this project. Herman asked Nancy if the project was not completed by the end of 2022 would the committee lose the money allotted for the project. Nancy said if the bids are not received by end of year it could be a problem.

Tom Gray presented a recommendation from Property to replace the gutters on the front of the clubhouse and install a gutter on the rear of the cabana. Two quotes have been received for clubhouse and one for cabana. Paul Sallas has designed something that would help. The quote from Flo-Rite is being recommended, the cost is \$1,176.00. This cost includes replacing the gutters on the clubhouse and installing leaf guards and installing a gutter on the back of the cabana with no leaf guards. Gutters on the clubhouse would include a 40 year warranty. Nancy Southard told Herman Rebocho to obtain a copy of the company's liability insurance before they begin work. The gutters must be painted to match the color of the clubhouse and cabana.

**Bill Fox moved and Nancy Seeds seconded the motion to approve the expenditure of \$1,176.00 for gutters and leaf guard system on the front of the clubhouse and gutter on the back of the pool cabana. The motion passed unanimously.**

Tom Gray, Jr. said he met with Mr. Black concerning the lakes. The air filters in the compressors on Lake Oriole and Lake Sparrow both need to be replaced; Mr. Black will be sending costs for replacement. Mr. Black will get more information to Tom regarding the cost of an aerator for Lake Hummingbird.

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

**COMMUNICATIONS COMMITTEE** – Ted Ackley said there was a correction to his report. The deadline for articles for the "News and Views" is June 20<sup>th</sup> not June 17<sup>th</sup> 2022. Carol Blonowicz will be doing the July "News and Views" and Ted asked to receive a copy of all articles as well as Carol.

**Bill Fox moved and Nancy Seeds seconded the motion to accept the Communications Committee Report with the date change. The motion passed unanimously.**

**TREASURER'S REPORT** – Nancy Seeds reported that Myrtle Trace continues to be in fine financial condition at the end of May. Four CD's matured in May. They were cashed in and put into two different interest bearing checking accounts. Three more CD's mature in July and Nancy Seeds will make a recommendation to the Board at that time. Twenty One homes have sold in Myrtle Trace this year as of May 31<sup>st</sup>.

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

#### **OLD BUSINESS:**

**Run-Off Election** – Nancy Southard predicts there will be a run-off election. If the Board is informed there is to be one, the clubhouse will be closed Tuesday, June 28, 2022 for voting. Bill Fox said if this is the case and any groups have meetings the Monday night before, they should try to make other arrangements. The clubhouse will begin being set up for the election at 4:30 p.m. on Monday and go into the evening.

**Accounts Payable Position** – Nancy Southard reminded everyone that applications for the Accounts Payable position will be accepted through Friday, June 24, 2022.

#### **NEW BUSINESS:**

**New Residents Meeting June 26<sup>th</sup>, 2022** – Nancy Southard said the Past President's Council will be hosting an orientation meeting for new residents on this date. This event gives new residents the opportunity to learn more about Myrtle Trace, learn about the role of our committees, ask questions and have a chance to meet and interact with other new residents.

**Replacement of Outflow Pipe between Hummingbird and Vireo Lakes** – Nancy Southard said the metal pipe which carries water between these two lakes needs to be replaced. Two bids were submitted for the removal and replacement of the pipe. Due to the location of the pipe, it will be necessary to cut down and remove three trees and some shrubbery. Nancy Southard discussed the difference in the two bids which were received. One bid did not include removal of any trees and was going to leave the old pipe on site. Mid-State Land Management

included removal of trees, shrubbery and old pipe for cost of \$4,150.00 plus an additional cost for Rip Rap. The board is working with the Property Committee to get a contract signed for the work to be done.

**Nancy Seeds moved and Bob Ebling seconded the motion to approve the contract with Mid-East Land Management for \$4,150.00 plus an additional cost for Rip Rap. The motion passed unanimously.**

**What's Happening off Route 501** – Nancy Southard said you may have noticed the work being done at the end of Middle Ridge Road at Wal-Mart. Trees are being cleared out and you may also have noticed road work signs on Burning Ridge Road. This work is all part of the new frontage road. Nancy said she does not know the complete path of the road at this time. Johnny Vaught, our Horry County Council representative, told Nancy the road will be going behind all of the car dealerships. Nancy said she believes he said the road will extend as far as the Legends Golf Course, but is not positive. The road, when completed, will make it possible to get to

Wal-Mart without getting onto Route 501. Nancy said you may also have noticed seven areas of trees being cut down in the area between Burning Ridge Road and the county ditch. She asked Mr. Vaught if he knew why that was being done but he did not know. Nancy also mentioned to Mr. Vaught the fact that if commercial development starts taking place off the frontage road, some kind of barrier needs to be constructed to cut down on the noise and visibility issues creating a nuisance for Myrtle Trace homeowners.

**Hurricane Preparedness Brochure** – The hurricane season for 2022 has begun. Laura DiFiore has once again ordered yearly hurricane preparedness brochures for Myrtle Trace. Laura does not know when they will arrive but when they do she will contact Donna Ebling and the two of them will make sure each home in Myrtle Trace will receive a copy. Nancy thanked Laura and Donna Ebling for their service to the community.

**CORRESPONDENCE:** None

**MEETING RECAP:**

Pat Paxson addressed the issue Tom Gray, Jr. brought up about carpenter bees destroying wood at clubhouse. She said she thinks it is unlawful to kill them. Nancy Southard said our pesticide company, Victory Pest, should be contacted to deal with the problem.

**REMARKS FOR THE GOOD OF THE ORDER:**

Bob Ebling restated that Myrtle Trace is a force to be reckoned with. He said we must begin attending other council meetings, not just rezoning meetings. Nancy Southard said it was not in writing but in years past it was the responsibility of one of the Directors-at-Large to attend Horry County Council meetings. She does not know when that changed. Perhaps we should do this again. Attendance wouldn't be necessary at every meeting but we could peruse the

meeting agenda ahead of time and see if there was reason for us to attend. The rest of the Board concurred as our development is being encroached upon.

Nancy Seeds said when we attended the council meetings concerning the back gate years ago there were so many Myrtle Trace residents in attendance they had to open an additional room for everyone. She thanked everyone who attended today's Board meeting for coming.

Bill Fox said it is getting close to time for the Nominating Committee to swing into action in August or early September. If anyone has a resident they would like to recommend for a position on the Board, please seek their approval first and then pass their name on to a member of the Nominating Committee.

Nancy Southard thanked everyone for coming today; she appreciates it and how you serve the community in any capacity and the support you give the Board. She said people still cannot believe we are self-governed. Next year will be Myrtle Trace's 40<sup>th</sup> anniversary as a self-governed community. We need to do something really special. It is getting harder and harder to be a self-governed community.

**Bill Fox moved and Nancy Seeds seconded the motion to adjourn the meeting at 9:57 a.m. The motion passed unanimously.**

Respectfully submitted,

Diane Gascoigne, Recording Secretary