

**MYRTLE TRACE HOMEOWNERS ASSOCIATION  
CONWAY, SOUTH CAROLINA  
BOARD OF DIRECTORS MEETING – June 21, 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 (Dusty) Rhodes

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

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

**Also present were:** Donna Ebling, Herman Rebocho, Tom Gray Jr., Nancy Southard, Tina Hurley, Joe Martin, Dan Schaeffer, Debra Wierman, Loraine Syslo, Pat Paxson

**RESIDENT PARTICIPATION:**

None

**NOTE OF PASSING RESIDENTS:**

Connie Doyle of 124 Berry Tree Lane passed away on June 10, 2023

**NOTE OF NEW OWNERS:**

Tamela McIntyre – Renter at 106 Moss Circle moved in on May 1, 2023

James Pace and Judith Rubens purchased 218 Beechwood Court on May 22, 2023

Michael Petrosino is a new owner on 101 Walnut Circle

David and Linda Bedford purchased 212 Butternut Circle on May 25, 2023

Ronald and Kelly Tellier purchased 120 Birchwood Lane on May 26, 2023

**APPROVAL OF MINUTES:**

**Dusty Rhodes moved and Deborah Rebocho seconded the motion to accept the minutes of the May 17, 2023 Board meeting with one word correction on page two. The motion passed unanimously.**

**ACTIVITIES COMMITTEE** - Bob Smith said there is no Activities Committee meeting in July.

**Bob Ebling moved and Dusty Rhodes seconded the motion to approve the Activities Committee Report as reported. The motion passed unanimously.**

**ARCHITECTURAL REVIEW COMMITTEE** – Pat Hosford reported that ARC is reviewing ARC Guidelines which will be presented for Board consideration in August or September. Budgets have been presented to the Board.

**Dusty Rhodes moved and Bob Ebling seconded the motion to accept the ARC Reports as written. The motion passed unanimously.**

**PROPERTY COMMITTEE** – Liz Maass gave her report to the Board.

**Debbie Rebocho moved and Susan Granger seconded the motion to accept the Property Committee Report as written. The motion passed unanimously.**

Liz submitted packages to the Board for approval of 14 new signs and posts for: No Solicitation, No Trespassing, No Fishing, No Dumping and Private Property. The cost would be approximately \$1,000.00 with added coating on signs to help remove any incidents of spray painting over the signs.

**Susan Granger moved and Bob Ebling seconded the motion to accept the bid for signs and posts with the additional cost for coating. The motion passed unanimously.**

Liz Maass also said an electrical box needs to be replaced at the end of Lake Bunting.

**Bob Ebling moved and Debbie Rebocho seconded the motion to approve the new electrical box at the end of Lake Bunting. The motion passed unanimously.**

The removal of a tree on the corner of Cedar Ridge Lane and Myrtle Trace Drive was also submitted for approval.

**Bob Ebling moved and Dusty Rhodes seconded the motion to approve the removal of said tree with the stipulations that limbs be removed one at a time rather than felling the entire tree all at once and to include grinding and removal of stump. The motion passed unanimously.**

**COMMUNICATIONS COMMITTEE** – Mary Schaeffer reviewed her report and Joe Martin gave an update on the Myrtle Trace web system. The committee is moving the current information on the website to WordPress and it will be listed in the 2024 budget.

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

**TREASURER'S REPORT** – Bob Ebling read the Treasurer's report and said Myrtle Trace continues to be in fine shape.

**Susan Granger moved and Deborah Rebocho seconded the motion to accept the Treasurer's Report as written. The motion passed unanimously.**

**OLD BUSINESS:**

- **Community Blood Drive – July 14, 2023 in Myrtle Trace South**

**NEW BUSINESS:**

- **Contribution of Lounge Chairs in Honor of Chris Terhune** – Eight new lounge chairs and a few tables were given to the community for the pool area by Steve and Jan Notte in honor of Jan's mother, Chris Terhune.

**Dusty Rhodes moved and Debbie Rebocho seconded the motion to accept the contribution from the Knotts in honor of Jan's mother, Chris Terhune. The motion passed unanimously.**

- **Sound System at the Clubhouse** – Bob Ebling said it appears after consulting with the company we use for this, the microphones are the problem. The sound system is fine. He said they are waiting on a quote for four new microphones so we will have backups.

- **Guidelines governing use of the Clubhouse and Use of Equipment** – Nancy Seeds and Debbie Rebocho reviewed the guidelines and they will be published in the “News and Views”.
- **Bob and the Beaver** – Bob Ebling and his wife, Donna, went into the area around Burning Ridge Road and Glenwood Drive looking for beaver dams in response to complaints. A County Storm Water representative is reporting their findings to a trapper. Beavers must be removed before the dams can be removed. Bob said they will continue to monitor this situation.

**CORRESPONDENCE:**

The Board received a letter from Jan and Steve Notte stating their intent to donate lounge chairs for the pool area in honor of Jan’s parents, Art and Chris Terhune.

The Board received a letter from Shepherd of the Sea Lutheran Church for our donation in honor of Mary Francis Williams.

**Bob Ebling moved and Susan Granger seconded the motion to adjourn the meeting at 10:21 a.m.  
The motion passed unanimously.**

Respectfully submitted,  
Diane Gascoigne, Recording Secretary

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