

**MYRTLE TRACE HOMEOWNERS ASSOCIATION
CONWAY, SOUTH CAROLINA
BOARD OF DIRECTORS MEETING – September 20, 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, Cathy McElroy – Property Committee, Mary Schaeffer – Communications Committee

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, Tina Hurley, Pat Paxson, Jim Luneke, Joe Martin, Karen Harmelin and Lisa Carey Maynard

RESIDENT PARTICIPATION:

- Pat Paxson voiced a concern about a breach in the chain link fence at Walmart.
- Lisa Carey Maynard suggested putting a lock on the HOA mailbox where checks are received.

NOTE OF PASSING RESIDENTS:

Patricia Pfeiffer of 108 Timberline Drive passed away on July 25, 2023

Tillie Franklin of 234 Candlewood Drive passed away on August 18, 2023

Linda Jumbercotta of 106 Timberline Drive passed away on September 1, 2023

Sandy Eamer of 207 Cedar Ridge Lane passed away on September 8, 2023

NOTE OF NEW OWNERS:

Thomas Bocchino purchased 107 Hickory Drive on August 8, 2023

Anna Calderone purchased 111 Juneberry Lane on August 15, 2023

Janice King purchased 124 Berry Tree Lane on August 17, 2023

Karen Harmelin purchased 106 Myrtle Trace Drive on September 5, 2023

Jason Baugher is renting 123 Birchwood Lane as of September 22, 2023

APPROVAL OF MINUTES:

Dusty Rhodes moved and Debi Rebocho seconded the motion to accept the minutes of the August 16, 2023 Board meeting. The motion passed unanimously.

ACTIVITIES COMMITTEE – Bob Smith reported. There will be no Activities Committee meeting in October.

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

ARCHITECTURAL REVIEW COMMITTEE – Pat Hosford reported.

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

PROPERTY COMMITTEE – Cathy McElroy reported.

Myrtle Trace Board of Directors Meeting, September 20, 2023

Dusty Rhodes moved and Sue Granger seconded the motion to accept the Property Committee Report as written. The motion passed unanimously.

COMMUNICATIONS COMMITTEE – Mary Schaeffer reported.

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

TREASURER’S REPORT – Bob Ebling reported.

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

OLD BUSINESS:

- **Recommended Changes to ARC Guidelines** – The recommended changes to the ARC Guidelines were approved by the Board and will be included in the annual packet delivered to homeowners in January.

Bob Ebling moved and Dusty Rhodes seconded the motion to approve the recommended changes to the ARC Guidelines. The motion passed unanimously.

NEW BUSINESS:

- **Budget Report and Board Vote** – Bob Ebling reviewed the 2024 budget and reported there will be no increase in homeowner dues.

Susan Granger moved and Debi Rebocho seconded the motion to accept the proposed 2024 Budget for Myrtle Trace. The motion passed unanimously.

- **Nominating Committee Report** – Susan Granger said there is one Board vacancy to be filled for a Director-at-Large in the next election on February 3, 2024 at HGTC.
- **Ad Hoc Committee on Myrtle Trace Website** – This committee will review the information offered on the website. The website is informational and is not used for emergency communication.
- **Plantings at the Clubhouse** – The committee working on this has ordered the new plantings for the front of the clubhouse and the circle. They hope to have them planted the beginning of October.
- **Board Review of Information Given to New Residents – Work in Progress** – Donna Ebling has given this information to the Board and it is being reviewed.

CORRESPONDENCE:

A letter was received from Bill and Alta Fox announcing the retirement of the Myrtle Trace Chorus
The Board received notice of a Zoning Meeting in regard to Vines and Lakeside Crossing
Unsigned correspondence is not considered.

Bob Ebling moved and Dusty Rhodes seconded the motion to adjourn the meeting at 10:03 a.m. The motion passed unanimously.

Respectfully submitted,

