

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

CALL TO ORDER: Nancy Seeds called the meeting to order at 9:01 a.m.

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

Committee Chairpersons: Pat Hosford– Architectural Review Committee, Liz Maass – Property Committee, Cathy McElroy – Property Committee, Mary Schaeffer – Communications Committee

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

Also present were: Donna Ebling, Pat Paxson, Joe Martin, Mary L’Heureux, Dan Schaeffer, Kitty Kenney, Terry Eisenhardt, Ted Black and Tom Gray, Jr.

RESIDENT PARTICIPATION: None

NOTE OF PASSING RESIDENTS:

Bruce Tenney of 100 Myrtle Trace Drive passed away on October 23, 2023

NOTE OF NEW RESIDENTS:

Peter Holloway purchased 121 Boxwood Lane on October 17, 2023

Eric George Ghorayeb purchased 249 Candlewood Drive on October 20, 2023

Lonnie and Judy Adams purchased 118 Laurelwood Lane on October 23, 2023

James and Darlene Bruzzi purchased 102 Birchwood Lane on October 24, 2023

APPROVAL OF MINUTES:

Dusty Rhodes moved and Bob Ebling seconded the motion to accept the minutes of the October 18, 2023 Board meeting. The motion passed unanimously.

ACTIVITIES COMMITTEE – Cathy Smith reported for Bob. Upcoming events were announced and there followed a discussion on luminaries.

Debi Rebocho moved and Bob Ebling seconded the motion to accept the Activities Committee Report as written. The motion passed unanimously.

ARCHITECTURAL REVIEW COMMITTEE – Pat Hosford reported there were two agendas. There were no questions.

Dusty Rhodes moved and Debi Rebocho seconded the motion to accept the ARC Reports as written. The motion passed unanimously.

PROPERTY COMMITTEE – Liz Maass submitted a bid to the Board for the removal of two dead trees by All Cuts Tree Service at a cost of \$575.

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

Dusty Rhodes moved and Debi Rebocho seconded the motion to approve the bid from All Cuts Tree Service for the removal of two trees at a total cost of \$575.00. The motion passed unanimously.

Tom Gray, Jr. reported on upcoming road projects. After discussion, the Board approved the bid from Palmetto Paving to mill and pave Myrtle Trace Drive and the Laurelwood cul-de-sac. Work will be scheduled for February and acceptance of the bid locks in the price of approximately \$218,150.00. Tom also submitted a plan from Total Lake Care to dredge Lake Heron and after some discussion regarding access, the proposal was approved by the Board.

Susan Granger moved and Debi Rebocho seconded the motion to accept Palmetto Paving's bid for the paving of Myrtle Trace Drive at a cost of \$218,150.00. The motion passed unanimously.

Bob Ebling moved and Debi Rebocho seconded the motion to excavate Lake Heron. The motion passed unanimously.

COMMUNICATIONS COMMITTEE – Mary Schaeffer reported that two proposals have been given to the Board regarding the Emergency Contact List and the Myrtle Trace Website.

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 Myrtle Trace is in strong financial shape and will remain there for the rest of the year.

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

OLD BUSINESS:

- **40th Anniversary Summary** – The Board complimented Jean Hohenberger on all the events. Organization and participation were great. It was a wonderful event and wonderfully done; the best in years. Jean had reported to the Board that there were 575 attendees all told for all the events and she had 75 volunteers who worked on the events. In her absence, Jean wanted the Board to thank all these people for their hard work and dedication to Myrtle Trace. It was a wonderful community event.

NEW BUSINESS:

- **Policy on MTHOA Website** – Work is in progress on this site to provide necessary and helpful information to residents and possible new residents. This site is the first image of Myrtle Trace for those who may be looking for a new place to live. Items to be included and excluded were discussed among those in attendance who have input for the website. A concern was brought up and is being considered. Each item mentioned will be gone through, decisions made and presented.
- **Policy on Emergency Alert System** – This system is being worked on.

- **Irrigation Reimbursements** – Nancy Seeds explained that since Myrtle Trace does not have central irrigation, the association reimburses homeowners who water common ground near their property. A letter of explanation and a check is sent to qualifying homeowners in November. Nancy explained that this does not apply to the ten feet at the front of every homeowner’s property. It is their responsibility to keep grass there and irrigate.
- **Outgoing Back Gate** – Complaints have been received about the outgoing gate arm not going up on the first pass. Problems should be reported to Nancy Seeds.
- **Annual Meeting Packet** – This is being worked on and packets will be constructed on January 6, 2023 and placed in resident’s paper boxes if weather permits. Proxys will be explained in detail in December and January newsletters.

CORRESPONDENCE: None

Bob Ebling moved and Debi Rebocho seconded the motion to adjourn the meeting at 10:19 a.m. The motion passed unanimously.

Respectfully submitted,

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