

**MYRTLE TRACE HOMEOWNERS ASSOCIATION
CONWAY, SOUTH CAROLINA
BOARD OF DIRECTORS MEETING – AUGUST 21, 2024**

CALL TO ORDER: Bob Ebling called the meeting to order at 9:00 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, and Fred Shields – Activities Committee

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

Also present were: Donna Ebling, Pat Paxson, Nancy Seeds, Cathy Smith, James Luneke, Brenda Pearson, Lisa Carey Maynard, Michael Todd, Susan Brown, Jim Hayes, Tina Hurly, Eunice Freeman, Darlene Fordyce, Linda Moore and Terry Eisenhardt

RESIDENT PARTICIPATION:

- **Charles Grandel** – Charles Grandel of Cricket Court asked for a compromise to be made concerning flying political flags during election season. Bob Ebling said the Board will discuss it and thanked Charles for offering a compromise.

NOTE OF PASSING RESIDENTS:

Martin (Marty) Tims of Boxwood Lane passed away on July 30, 2024

NOTE OF NEW RESIDENTS:

John and Kathleen Toney purchased 104 Walnut Circle

Douglas and Dawn Erb purchased 101 Ashwood Circle

Richard and Claudine White and Emma Cook purchased 190 Glenwood Drive

Ralph and Judy DeSocio purchased 113 Cedar Ridge Lane

James and Claudia Stadler purchased 112 Laurelwood Lane

Dennis and Kristin Marchand purchased 134 Myrtle Trace Drive

APPROVAL OF MINUTES:

Susan Granger moved and Debbie Rebocho seconded the motion to accept the minutes of the July 17, 2024 Board meeting. The motion passed unanimously.

ACTIVITIES COMMITTEE – Fred Shields reviewed events and asked whether canopies outside were allowed for the craft fair. Bob Ebling said they have been allowed in the past. It is just on homeowner property they are not allowed.

Debbie Rebocho 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.

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

Pat presented a proposed ARC Guideline change to the Board regarding exterior expansions and alterations. The change will be published in the “News and Views” before being voted on.

PROPERTY COMMITTEE – Joe Bastian said the paving of Myrtle Trace Drive is completed. He reviewed his report and submitted the Property Committee Budget for 2025 to the Board.

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

COMMUNICATIONS COMMITTEE – Donna Ebling presented the report for Mary Schaeffer. She reported on the progress of the migration to a new website. Donna said Cathy Smith has resigned as the “News and Views” carrier for the 100 to 144 Myrtle Trace Drive route; Nancy Seeds is taking her place.

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 gave her report and said Hurricane Debbie did no harm to Myrtle Trace. We are still in good financial shape.

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 on February 1, 2025. The committee’s first meeting will be on September 3, 2024 and it will meet once a month for three months as they search for and review candidates.
- **“All Aboard Session”** – This was hosted by the Past President’s Council on July 28, 2024 to tell any interested residents about service on the HOA Board. Several residents were in attendance.
- **The Beavers** – After Tropical Storm Debbie moved north, the beavers returned and built another dam. Bob Ebling said the Board will continue to work with the county and he and men from Hardee’s crew will remove the dam.

NEW BUSINESS:

- **Tropical Storm Debby** – This storm deposited more than ten inches of rain in our locale. The Board thanked the Property Committee, Hardee Maintenance and our pool team for their efforts during the storm.
- **Conway Hospital** – Conway Medical Center purchased 8.5 acres of land adjacent to Candlewood Drive (the opposite side of Quail Storm Water Pond). Maps were available to everyone. The transaction closed on July 3, 2024. Myrtle Trace owns a 15’ “buffer” from the edge of the water and will contract a surveyor to identify and mark our boarder. CMC has no plans at this time to build anything. We want to keep the barrier we have and will stay in touch with CMC to be aware of their plans so we can protect ourselves. They are aware of our concerns.

- **Proposed Architectural Review Committee (ARC) Guideline changes** – Approved solid acrylic concrete stain coating materials for Phases I through VIII are: Gray Horizons, Gull Gray, Pearl Gray, Silver Gray, Accessible Beige and Cemented Deal. Brick accent color, Terra Cotta, is approved only along the sides of the driveways and walkways and expansion joints; not along the street. These are name changes of colors by the manufacturer.

Dusty Rhodes moved and Debbie Rebocho seconded the motion to accept the new color names and placements. The motion passed unanimously.

- **Announcement and Approval of Accounts Payable Contractor** – Cathy Smith has resigned this position. The Board thanked her and said she will stay on another month to help train the new person. Three candidates were interviewed by the Board and Judy Panichi has been chosen to succeed Cathy Smith as the A/P Contractor.

Susan Granger moved and Debbie Rebocho seconded the motion to accept Judy Panichi as the new Accounts Payable Contractor. The motion passed unanimously.

- **A Breaking and Entering** – A breaking and entering occurred in our community on August 9, 2024. Thieves gained entry to the home by damaging the track to a sliding glass door and removing the door from its track. The door was locked and the “Charlie Bar” was in place. The home backs up to the golf course but this occurred during Tropical Storm Debbie so there was no one on the golf course to notice. Bob Ebling offered one option called a “Pin Lock” which better secures sliding glass doors and there are other options if you check out Lowes or Home Depot. There was much discussion on this and what we can do to secure our homes and vehicles. Outdoor lights are highly recommended.
- **Water Damage** – Water damage has been an issue in some of our homes, especially those used by “snow birds” or occasional visits. It is recommended to turn off your water if you will be away for any length of time.
- **Storm Water Retention Pond (Lake) Maintenance** – A contractor was recently onsite to make recommendations for dredging some areas in our ponds. We will then need to determine how to do this in phases. Access to some of these areas is also an issue. This is an ongoing process.

CORRESPONDENCE: Acknowledgements and thanks were received from :

Trinity United Methodist Church for a donation in memory of Audrey Johnson
First Presbyterian Church of Myrtle Beach for a donation in memory of Bill Besemer
Grand Strand Baptist Church for a donation in memory of Val Gursky
The Alzheimer’s Association for a donation in memory of Betty Ackley

Dusty Rhodes moved and Debbie Rebocho seconded the motion to adjourn the meeting at 10:11 a.m. The motion passed unanimously.