

**MYRTLE TRACE HOMEOWNER'S ASSOCIATION  
ANNUAL MEETING, HORRY GEORGETOWN TECHNICAL COLLEGE  
FEBRUARY 5, 2022**

Pat Paxson, President of the Board of Directors, called the meeting to order at 2:00 p.m.

Pat Paxson: Welcome to the Annual MTHOA meeting all you beautiful and vibrant homeowners. At this time, I call this meeting to order. Pat asked everyone to please rise as Ted Ackley leads us in the Pledge of Allegiance. Thank you.

Please give your attention to Cathy McElroy as she gives our invocation. (Cathy also read the names of our Myrtle Trace friends and neighbors who passed away during the past year).

A quorum was confirmed by Bill Fox.

**INTRODUCTIONS:** Pat Paxson introduced the other Board members; William Fox– Vice President, Nancy Southard - Secretary/Treasurer, Directors-at-Large Mary L'Heureux and Nancy Seeds. Committee chairpersons; Pat Hosford and Diane Connelly – ARC, Santo Perry – Activities Committee, Ted Ackley – Communications Committee, Liz Maass and Cathy McElroy – Property Committee

**NOMINATING COMMITTEE REPORT:** Pat Paxson said at this time, I would like to call on Bill Fox to give the Nominating Committee report. Bill Fox introduced the nominees for the open Board position, they are: Robert Ebling, and Susan Granger. Robert Thibodeau withdrew his candidacy. It will not be necessary to vote for the two open positions on the Board. Robert Ebling and Susan Granger are the new Directors-At-Large.

**TREASURERS REPORT:** Nancy Southard will now give the treasurer's report.

Good afternoon, please raise your hand if this is your first time attending a Myrtle Trace Homeowners annual meeting. Thank you and welcome.

One responsibility of the Board is to develop a yearly budget and present it to the membership. Each household received as part of the Annual Meeting Packet a copy of the preliminary budget. Page one, lists the Association's Assets and Liabilities. The Preliminary Comparisons, on pages two and three, shows budgeted items for 2021, what was actually spent in 2021 and the budgeted amounts for 2022. The major categories of the Operating Budget are listed in condensed form. If itemized it would require approximately six (6) sheets of paper.

The budget is more than a bunch of numbers. The numbers are derived from hours of meetings by committees and members of the Board. I am not going to be talking a great deal about all the numbers you see on the 2021-2022 Budget Comparison sheet, but more about the process and how we arrived at these numbers and the bottom line for the 2021 fiscal year.

The budget process begins in early summer as members of committees; Property, Architectural Review, Communications, Lake Banks, Neighborhood Watch and also Hardee Maintenance review their financial needs for the upcoming year. Their budget requests are submitted to the Board in August. The financial requests submitted by the committees are not simply a number but a detailed explanation of what the individual costs represent. The Board then reviews all requests along with our Administrative Consultant Jim Luneke. If there are questions regarding items requested, we go back to the Committee Chairperson. In addition to committee requests we include other areas of costs which must be considered. They are: Administrative, water, electrical and telephone, insurance, to name a few. We

review previous year's expenses and cost trends and establish priorities. The budget for the next year is adopted at the November

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Board meeting. So, you see, developing a budget is time consuming and a team effort and is not developed in isolation by the Board of Directors.

In the budget process, the Board plans for excess funds or revenue left at the end of the year in excess of expenses. These excess funds are for adding to our Reserve Funds. If you looked at the preliminary balance sheet in your packet you may have noted on page one a list of four (4) CD's; Designated Funds, Road Resurfacing Funds, Emergency/Infrastructure Funds and Lake Dredging along with the current amount of money in each at the end of 2021. These are our Reserve Funds. The Designated Funds are for repair and Replacement of items that need to be replaced over time due to age or need of repair. The Road Resurfacing Fund was established when the roads in Myrtle Trace became private. It was determined that sixty (\$60.00) a year of each homeowners dues, for a total of \$31,080.00, a year would be put in this fund. The Emergency/Infrastructure Funds were established as a result of two costly incidents; Hurricane Matthew and when a main outflow pipe from Lake Heron had to be replaced. The Dredging Fund started shortly after the dredging of Lake Oriole knowing our other lakes would also need to be dredged. I might add, to date three other lakes have been dredged: Heron, Sparrow and Bunting.

In 2021, we fortunately did not experience any major hurricanes, ice storms or infrastructure problems. We did replace the salt chlorination system \$12,919.00; pool cover \$3,005.00; two gate brackets and arms \$2,192.00 and two diffusers for Lake Sparrow \$2,785.00. These expenses were partially covered by monies in our Designated Fund.

If you look at the final page of the Comparison sheet you will see the net income was in excess of revenue expenses. This means the excess funds anticipated in the budget can be contributed to our Reserve Funds.

In conclusion, Myrtle Trace, at the end of the 2021 fiscal year ended in a healthy state as a result of careful planning and diligent management of your money. With continued due diligence in managing revenues and expenses, Myrtle Trace will continue in great financial shape.

Myrtle Trace, for close to thirty-nine (39) years has been functioning as a SELF-GOVERNING community. For all of these years we have continued to maintain Myrtle Trace in a sound financial state. And hopefully we have lived up to the standards expected by community members. It is my express desire that Myrtle Trace will remain strong and continue to be a self-governing community for many more years. Remember it takes active participation of community members to maintain a community.

**COMMITTEE REPORTS:**

Santo Perry, chairperson of the Activities Committee will now give the Yearly Report for the Activities Committee:

Before I begin reporting on the exciting events that were held in 2021, I would like to thank everyone who came out and supported our events. I would also like to thank the officers of our committee; Debbie Rebocho, Cathy Smith and Debi Perry for their hard work and support throughout last year.

In addition, I would like to thank the following people who chaired and organized our standing committees: Jane Caterina - Ladies Koffee, Steve Notte, Pam and Mike Rheinhart - Bingo, Cathy Smith and Debbie Rebocho - Pot Luck Dinners, Janine Sutherland and Susan Granger - Myrtle Trace Dining

Out, Beth Crow and Alta Fox - Game Night, Pat Paxson - Line Dancing, Annie Kongvold - Meals for the Homebound and all of the members of Activities who volunteered to host our events. All of these events are hosted by residents who volunteer their time so that we can have these events and enjoy time with

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other residents of our community. We have also added a new standing committee – Travel Club chaired and organized by Brian and Cindy Smith assisted by Fred Shields and Linda Angilante

As we all know, the year 2021 was still a trying year due to the virus. In spite of that, Activities did hold some new events and some annual events:

St. Patrick's Day  
Yappy Hour  
Mayday Dance  
Pandemic Reconnection Social  
Memorial Day  
4<sup>th</sup> of July  
Jazz Trio  
Craft Fair  
Halloween – DooWop  
Veteran's Day  
Thanksgiving  
Christmas Home Decorating  
Luminaires  
New Year's Eve

In addition to the above, Activities hosted our First Shuffleboard Tournament. We hope to expand on this event and several other events to increase the use of our sports area.

Activities is working on hosting some new events this year so watch for this information in upcoming News and Views.

Remember we are always looking for new members and new ideas. Please come to one of our monthly meetings on the second Monday of every month and share your ideas or volunteer to help at one of our events.

Next, Pat Hosford, Chairperson of the Architectural Review Committee.

Good morning. Today I would like to speak about some of the procedural aspects of ARC and maybe clarify any misunderstandings you may have about how we function.

First and foremost, we ask all residents to complete the Project Request Form for all work they do on the exterior of their homes. The only exceptions are annual flower planting and shrub trimming. Even if you think the project is very small or just a re-do of a previous project, please submit the request.

We can make it easier and assist you with your projects. On the back of the telephone directory, which Ted is so nice to provide us, is a list of ARC reps for your area. Use these people as resources. They will be happy to assist you with any questions or call me if they are not available.

Please refer to your MTHOA Guideline and Policy Handbook. Each of you has one and they were recently updated with inserts provided to you in the Annual Meeting Packet. You will notice that there is a section for ARC Guidelines and they have been updated with all the changes for 2021. Please replace old pages with the new updates. Also in this handbook is Article 7 of the Master Declaration of Covenants on which the ARC Guidelines are based. Please read and be familiar with both Guidelines and Covenants. When you purchased your property and became homeowners, you agreed to be in compliance with both.

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Speaking of changes in the Guidelines, ARC is continually changing and updating our Guidelines. This year we have made several changes. We eliminated Truffle as a paint color, changed specifications for sunroom roofing, eliminated Smart Board as a siding option and approved Syn-Board as a trim option, restricted the flying of flags other than the American flag, limited the size of front outdoor seating areas, restricted the trimming of trees, reviewed and studied the feasibility of solar power and established a new fine system for non-architectural and Covenant violations. We are open to new ideas and on the lookout for new and improved building materials.

I would like to introduce the members of the Architectural Review Committee and thank them for their willingness to volunteer their time to keep Myrtle Trace the attractive community it continues to be. Please stand when your name is called and continue standing until all have been introduced; Diane Connelly-Vice Chair of the Committee, Jenny Jenemann, Annie Kongvold, Ernie DiFiore, Mickey Jarossy, Lee Williams, Celia Hummel and new members, Eunice Freeman, Ann Golden, Todd Rush and John Wycoff. Also, we thank Terry Eisenhardt, our secretary. Without Terry our ability to efficiently function would be extremely diminished. We also thank Mary L'Heureux and Nancy Seeds, our Board Liaisons this year. We will miss you next year. We also thank the entire Board for their continuing efforts to serve the Myrtle Trace community. Each year the demands are greater on these people and we sincerely appreciate all their efforts on our behalf.

Thank you.

Our third committee is the Property Committee chaired by Liz Maass.

Good afternoon, my name is Liz Maass and I have been on the Property Committee for 6 years and Chairperson for the last 2 years.

The Property Committee is responsible for all the MTHOA land not owned by you, our homeowners. It consists of Roads, Retention ponds, signs, pool, sports complex, Clubhouse, trees, gate and Hardee maintenance crew taking care of the mowing, fertilizing, weeding of all 8 phases of Myrtle trace and includes clearing of debris during a named storm. We meet at 9:30 the second Tuesday of each month.

As you can tell, the Property Committee is the "work horse" of the Myrtle Trace HOA and we are always looking for Volunteers to be a part of this very busy Committee.

Our past year achievements:

**ROADS:**

Paving: Beechwood Court, Berry Tree Lane and Dogwood Circle cul-du-sacs.

**RETENTION PONDS:**

We hired a new pond company: Total Lakes Care

**POOL:**

New Salt Cell installed, Pool Cover purchased and installed, painting of restrooms and the entire pool deck, dusk to dawn lights installed, repaired ceiling in pump room, and emergency pool phone connected directly to 911 was installed.

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**CLUBHOUSE:**

New handicap parking signs and posts. Lines repainted for easy parking.

**SPORTS COMPLEX:**

New Shuffle Board installed, new picnic table was purchased.

**GATE:**

Two new gate arms have been purchased.

**TREES:**

Many trees were pruned and those in decay were removed.

**FUTURE PROJECTS:** We are planning a road resurfacing of Pear Tree Circle. This would include, milling and widening portions of the road to accommodate more parking.

Our committee consists of extraordinary volunteers, committed to making Myrtle Trace a safe and beautiful place to live. I would now like to introduce our fine crew. When you hear your name, please stand and remain standing until all the names have been called:

Property Vice-Chairperson: Cathy McElroy

Secretary: Jeanne Niziol

Lakes, Roads and Signs: Tom Gray

Hardee Liaison and Trees: Leo Reger

Clubhouse Supplies: Debbie Rebocho

Clubhouse Maintenance: Thor Kongvold

Pool; Dave Rudnicki

Sports Complex: Herman Rebocho

Gates; Brian McGraw and Herman Rebocho

**PHASE REPS:**

Phase 1: Deborah Perry

Phase 2: Herman Rebocho

Phase 3: Ron Grove  
Phase 4: Marion Sustakoski  
Phase 5: Paul Sallas  
Phase 6: Cathy McElroy  
Phase 7: Brian McGraw  
Phase 8: Claudia Allensworth and Elizabeth Borkowski

My heartfelt thanks to this amazingly dedicated group of volunteers.

Next is Ted Ackley, Chairperson of the Communications Committee.

Good afternoon. If this sounds familiar it should because I copied last year's report and made a few modifications. The Communications Committee was formed about thirteen years ago soon after our

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website was created. The Committee's purpose is to coordinate the efforts of several volunteers who perform various duties to keep our residents well-informed.

The News & Views is still the primary source of current information about our community. It reaches every resident and every homeowner including those who don't live here. An e-mail version is also available to anyone who wishes to receive it. If you would like to be added to the e-mail list, just give me a call or send me an e-mail. You will still receive your paper copy. More about the News & Views later.

Teresa Oberg is the Webmaster of our website and Bruce Williams provides all the photos and technical support. I provide back-up for Teresa.

It contains a vast amount of useful information: Minutes of Board meetings, Annual meetings and committee meetings for the past 9 years are available. Photos of the Board members and committee members are also displayed. News & Views issues for the past nine years are also on file. A very useful feature of the website is a listing of contractors and service providers who have been recommended by Myrtle Trace residents. This listing is found under Homeowner Resources. Also found in Homeowners Resources are the various Policies and Procedures established by the Board of Directors over the years. Finally, the website is a great way to show your family and friends back home what a great community you live in.

Whenever you see the Myrtle Trace flag lowered, a resident has passed away. The name of the deceased may be found in the In Memoriam section of the website and it will also be posted at the Clubhouse entrance for three days. Mary Johnsen and Bruce Tenney lower and raise the Myrtle Trace flag as necessary. The Committee also maintains the bulletin board outside the entrance to the Clubhouse.

Our official greeters, Donna Ebling & Pam Reinhart, visited 41 new families or individuals during the past year compared with 50 during the previous year. One of the few problems the Greeters have is finding out when new residents have moved in. Therefore, I'm asking each of you to let Donna or Pam know when you get a new neighbor. After several years of service as a Greeter, Kathy Gerhart has retired.

Other members of the committee are Lina Janovitz and Linda Guest who maintain our community directory database and also mail the News & Views each month to about 15 non-resident homeowners. With their help, I publish a new Myrtle Trace phone directory in April and October. Jeanie

Rhodes edits the News & Views fliers and Pat Paxson prepares and maintains the Community Calendar which is found on the back page of the News & Views each month. She also handles private reservations for the use of the Clubhouse. Jon Bourne maintains an emergency e-mail database which is used ONLY when there becomes an urgent need to contact as many of our residents as possible. In addition to serving as Chairman of the Communications Committee, I've been the Editor of the News & Views for the past 27 years. Carol Blonowicz, Associate Editor, has been working with me for the past several months – “learning the ropes” with the eventual goal of becoming Editor.

Our News & Views carriers are Bill Alexandra, Lydia Baraga, Tom Gayer, Jean & Joe Glavan, Bob Kirk, Anne Kongvold, Phoebe Lee, Cathy McElroy, Sheilah Reynolds, Nancy Seeds, Cathy Smith and Mike & Joanna Wilcox. I would like to give special recognition to Tom Gayer who has been delivering for about 20 years. He also has the largest route visiting 65 homes on Cottonwood, Wedgewood and Butternut Circle. The scheduled delivery date for the upcoming month is always listed in the box on the upper left-hand corner of Page 2.

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I would like to thank all the committee members and the News & Views carriers for their valuable service. They all do a great job. Even the Covid-19 virus can't stop the timely delivery of the News & Views!!

Our committee assignments are listed on the back page of the Myrtle Trace Directory. Please feel free to call any of us if you have questions or need information.

Thank you very much for your kind attention.

### **PAST PRESIDENT'S REPORT:**

Good afternoon! To our Myrtle Trace Residents and Board of Directors: thank you for being here today and thank you for allowing me to speak to you.

My name is Donna Ebling, last year I was the Myrtle Trace Board President. As a result, I had the honor of serving as the Chairperson of the Council of Past Presidents this year. This council is comprised of past Myrtle Trace presidents. Our mission statement is “to serve as a helpful resource to the Board of Directors and to tap into the corporate memory of our members as part of that resource when requested.” This means that we are a sounding board and advisory service for the Board on an as needed basis.

As this year's spokesperson for the Council, I want to give you, the residents, an idea of what we do and how we assist the current Board of Directors, as well as, our community.

Myrtle Trace has 33 Past Presidents, (with one more to be added after this meeting). .

As Past Presidents we have all had the honor and privilege of serving Myrtle Trace residents. As a result, we have all had various experiences – dealing with difficult situations, making unpopular decisions, listening to residents and helping them understand or work around a situation, or receiving a note or call of thanks from residents who we helped. (Really, it does happen.) We learn from all of these – even the not so nice experiences, we learn from them too, but do not dwell on them – however, we always remember the lesson – good or bad. It is a combination of these varied experiences coupled

with our individual qualities that make up our bag of tricks. We are able to learn from each other and share insights – and then we use our shared knowledge and expertise with the Board, to provide them with insights that may better help them when faced with making decisions – on an as needed basis.

Even though we are no longer presidents, we still and probably will help Myrtle Trace. We will always consider ourselves a part of Myrtle Trace. And we are always available to offer that voice of experience to help the current President and Board. The title Past President does not mean “not helping anymore.”

Our Council meets on a quarterly basis, in the months of: January, April, July, and October, on the third Thursday of the month, at 2PM in the clubhouse.

Part of our meetings include an update from the current Board President on the status and positioning of Myrtle Trace. When (and if) we are asked to provide insights, opinions, or assistance to help resolve a problem or situation, we do. We pool our previous experiences and provide whatever assistance we can - we like to think that we are helpful.

Another way that we assist Myrtle Trace is that we help ensure our new residents (and we have many) receive a warm welcome and are given an introduction into life at Myrtle Trace. Two Greeters, first meet the new person via a phone call or an impromptu visit. Then, we schedule an appointment for when we go visit them at their home and provide information on getting settled (car decals, trash, taxes, activities, directory, project request forms, New and Views, emergency contacts, weather, policies, and Conway.) We let them know that we are only a phone call away if they need any additional help or have questions.

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We encourage them to join an activity, attend a clubhouse event, and chat with their neighbors – to become and feel a part of the Myrtle Trace community.

Our Past Presidents Council takes the greeting meetings one step further, and provides the new residents two occasions to meet with one another and to also meet the Board President and the Committee Chairs. We hold New Residents Orientations; [not required but can be extremely helpful] usually twice a year, but this year due to Covid and the number of new residents, we hosted three sessions; in May 2021 we hosted two sessions, and one in January of this year.

May 13, 2021 46 were invited, 21 attended

    Session 1 – 12:00PM (noon) – 8 attendees

    Session 2 – 3:00PM – 13 attendees

May 24 – 16 attendees

    Total of 37 attendees in May

January 30 3:00PM – 5:00PM - invited 47; attendees 28

Total new residents attending orientations - 65

At the orientation, which is hosted by the Council, the President and each of the Chairs provide a summary of what they do, and provide important information to the new residents. They explain that Myrtle Trace is self-managed, (no property management company), and further explain the effort and people required to maintain our community in this manner. These orientation sessions give new residents the chance to ask additional questions that they might have –since they are actually living here, and some that they didn't think to ask the Greeters.



Attendees at these sessions can meet one another and learn: where other previously lived, why they chose Myrtle Trace, and their interests. We are able to find out more about the new residents, associate a name with a face, and perhaps try to match their interests and any creative gifts to some of our many activities. To help discover more about our new residents, we ask them to complete the “Meet Your Neighbor” form, which may be included in the News and Views (with residents’ permission).

Our hope is that new residents feel welcomed, understand what a unique community we are, and realize that they can help make a difference to and in Myrtle Trace.

It was truly an honor and privilege to serve as a Myrtle Trace President and now, it is an honor and privilege to join the ranks my colleagues as a past president; as we continue to support Myrtle Trace and its Board of Directors. When asked, we did our best to support you – we hope we were indeed helpful [nod to Board]. It wasn’t always easy, but we were there - that’s our mission, and that’s what we do.

And you, Myrtle Trace residents, you too can help our community. Some of you already serve on committees, and we thank you. But you don’t need to be on a committee, there are other ways: help garden, support the activities by attending sponsored events, host a book club, travel club, cooking club; use the pool, or play shuffleboard, bocce, or horseshoes; attend a Board meeting. Look at the back, inside page, of your telephone directory for ways to participate, or the last page of the News and Views and check out the events posted on the calendar. Meet and help your neighbors. When asked to help or participate, say OK. Become an active part of Myrtle Trace.

Together, we all are Myrtle Trace.

Thank you, take care of yourselves and each other.

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**BOARD REPORT: Pat Paxson, President –**

- 1) Thank You to Annual Meeting Packet Team. Special thank you to Joe Martin and Mary Johnsen, and their team for putting together the annual meeting packets, delivering them, and monitoring resident registration, voting, and ballot counting; and for delivering meeting information flyers. Team members included: Joann Martin, Anne Kongvold, Carol and Rich Duganier, John and Diane Sperger, Marie and Leo Reger, Nancy Southard, Pat Hosford, Bill Fox, Mary L’Heureux, Susan and Thor Kongvold, Janet McGrady, and Bob and Donna Ebling. Thank you to Lina Janovitz for making labels.
- 2) The February 2021 – February 2022 MTHOA Board of Directors has been very busy putting out fires and taking on new and improved projects. I will not name all the accomplishments, as that would take too much time.
  - A. One of our continuing concerns has been with COVID variants. I believe most of us, as a community, have obeyed the guidelines set up by the board in a responsible way. We will continue to provide guidelines, when necessary, based on information provided by skilled professionals.
  - B. Two cul-de-sacs were paved.
  - C. The very best decision made by the board was to hire Total Lake Care to service our ponds. They have done a magnificent job. Unlike the previous company, they provide verbal and written reports on the location of the work and what was done.
  - D. We had 43 homes sold during 2021.

- E. The New Residents Orientations were well attended and informative. The Past Presidents Committee did a wonderful job.
- F. Continued progress has been made on the 5 year plan for retention walls on our remaining ponds. This is to be completed in 2026.
- 3) At this time, I want all the members of MTHOA committees to stand and be recognized with a round of applause. Without you, Myrtle Trace would not be as wonderful a place to live as it is.
- 4) I wish bid a fond farewell to the Board of Directors and the MTHOA. Thank you for the opportunity to serve on the Board of Directors for 3 years including as President for 1 year. It has been a huge learning experience and mostly a full-time volunteer job. I could not have survived without your support and guidance. Best of luck to the remaining members of the board and to our newly elected board members. Continue the good works of past, present, and future members of the MTHOA Board of Directors

**M – Majestic**

**Y – Young at Heart**

**T – Thinking Forward**

**L – Loving Flora and Fauna**

**E – Elegant**

**T – Trustworthy**

**R – Resilient**

**A – Accepting**

**C – Cordial**

**E – Enduring**

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**2022 NOMINATING COMMITTEE:** Before beginning Bill Fox said if you are a member of the Myrtle Trace Chorus or would like to be a member we will begin practice again on Thursday, February 10, 2022. Every time we have started again CDC has changed the rules.

- |    |                     |                          |   |
|----|---------------------|--------------------------|---|
| 1. | Claudia Allensworth | Member At Large          | Serving 2 <sup>nd</sup> year of 2 year term** |
| 2. | Donna Ebling        | Communications Committee | Serving 1 <sup>st</sup> year of 2 year term   |
| 3. | Pat Hosford         | Past President’s Council | Serving 2 <sup>nd</sup> year of 2 year term** |
| 4. | Lynda Moore         | Member At Large          | Serving 1 <sup>st</sup> year of 2 year term   |
| 5. | Cathy McElroy       | Property Committee       | Serving 2 <sup>nd</sup> year of 2 year term** |
| 6. | James Parish        | Member At Large          | Serving 1 <sup>st</sup> year of 2 year term   |

- |                   |                      |   |
|-------------------|----------------------|---|
| 7. Bob Smith      | Activities Committee | Serving 2 <sup>nd</sup> year of 2 year term** |
| 8. Lee Williams   | ARC Committee        | Serving 1 <sup>st</sup> year of 2 year term   |
| 9. Vice President | MTHOA                | Chairperson                                   |

\*\*Need replacement member for 2023

**ELECTION RESULTS:** Bill Fox said; in case you missed it, the new Board members are Robert Ebling and Susan Granger.

**QUESTIONS/COMMENTS FROM ATTENDEES:** There were none.

**VOLUNTEER RECOGNITION:** Pat Paxson said this has already been addressed and if you are not involved please get involved. It is a great thing.

**SPECIAL RECOGNITION:** Bill Fox said we have two Board members retiring: Mary L'Heureux and Pat Paxson. Each were presented with a gift.

Pat Paxson, President, adjourned the meeting at 3:00 p.m.