

MYRTLE TRACE HOMEOWNERS ASSOCIATION
CONWAY, SOUTH CAROLINA
BOARD OF DIRECTORS MEETING – April 20, 2022

CALL TO ORDER: Nancy Southard called the meeting to order at 9:00 a.m.

ATTENDANCE: *Board Members:* Nancy Southard, Nancy Seeds, Bob Ebling and Susan Granger

Absent: Bill Fox

Committee Chairpersons: Pat Hosford– Architectural Review Committee, Liz Maass – Property Committee, Cathy McElroy – Property Committee, Bob Smith – Activities Committee, Diane Connelly – Architectural Review Committee, Ted Ackley - Communications Committee,

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

Also present were: Elizabeth Borkowski, Donna Ebling, Pat Paxson, Debbie and Herman Rebocho, Bob and Cathy Smith, Todd Rush, Tom Gray Jr. and John Wycoff

RESIDENT PARTICIPATION:

- Todd Rush of 101 Laurelwood Lane requested removal of the “No Concealed Weapons” signs. He explained all that permit holders must go through to receive a permit and the permit holder’s responsibilities. Nancy Southard thanked him for explaining all the steps required to carry and said the sign at the clubhouse is just for this building. She asked if Mr. Rush was opposed to having the sign posted at the clubhouse. She asked exactly what he was looking for. Mr. Rush said he wants the Property Committee to show the minutes of the meeting where this was decided so everyone can see what was said. Nancy Southard asked why he was opposed to this. Mr. Rush replied that South Carolina allows concealed weapons in most buildings. Nancy Southard said the Board will take this under consideration and will go back to the Property Committee to confer.

NOTE OF PASSING RESIDENTS:

Priscille Sibley of 217 Cedar Ridge Lane passed away on January 5, 2022.

NOTE OF NEW OWNERS:

Craig Weintraub purchased 131 Hickory Drive on February 2, 2022

Ivan and Peggy Perkinson purchased 111 Juneberry Lane on March 9, 2022

Kevin Riker and Debra Bonanno purchased 116 Boxwood Lane on March 21, 2022

Theresa Biron purchased 131 Hickory Drive on March 25, 2022

Lisa Carey purchased 230 Candlewood Lane on April 12, 2022.

APPROVAL OF MINUTES:

Nancy Seeds moved and Bob Ebling seconded the motion to accept the minutes of the March 16, 2022 Board meeting. The motion passed unanimously.

Bob Ebling moved and Susan Granger seconded the motion to accept the minutes of the March 9, 2022 Special meeting of the Board. The motion passed unanimously.

ACTIVITIES COMMITTEE: Bob Smith reviewed upcoming events and said he would love to see everyone at these events.

Nancy Seeds moved and Susan Granger seconded the motion to accept the Activity Report as written. The motion passed unanimously.

ARCHITECTURAL REVIEW COMMITTEE – Pat Hosford said there are three agendas for review. Nancy Seeds asked for clarification on tree removals and Pat replied there is no standard answer; each tree is judged on the individual situation.

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

PROPERTY COMMITTEE – Liz Maass reported. Nancy Southard said she has a problem with some residents using the cigarette receptacles near the clubhouse for disposing of their pet refuse. A pipe on Tern Lake was addressed. Liz Maass said she would like to recognize Tom Gray, Jr. for all the work he did on the Pear Tree Circle project.

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

COMMUNICATIONS COMMITTEE – Ted Ackley said Carol Blonowicz edited last month's issue of the "News and Views" and did an excellent job. She will be doing this every few months.

Bob Ebling moved and Nancy Seeds seconded the motion to accept the Communications Committee Report. The motion passed unanimously.

TREASURER'S REPORT – Nancy Seeds explained when and how contributions are made to the Myrtle Trace funds. She said home sales are up. Income is over what was budgeted and expenditures are less than budgeted so we are in sound shape.

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

OLD BUSINESS:

- **Pear Tree Circle Road Project Update** – Nancy Southard said the project is pretty much complete. The Board is waiting for "811" to come and tell us where the lines are buried before we dig near the handicapped parking spots. Nancy said by changing the slanted lines in the parking lot to straight lines we gained two more parking places. Nancy said all the Board members want to thank Tom Gray, Jr. for the hours he spent on this project. This was our first milling project in Myrtle Trace as far as she knows. Nancy thanked everyone for their cooperation.

- **Total Lake Care – Dredging** – Nancy Southard said the Board signed a contract to dredge outflows of four of our retention ponds; Quail, Hummingbird, Grebe and Sandpiper. The work is planned for April 27 – April 29, 2022. Flyers are being delivered to each resident's home with all the details. The cost is \$2,500.00 per day. If the work takes more than three days, we will not incur any more charges. If the work takes only two days, we will only be billed \$5,000.00. She said there were flyers on the side table bundled by street name and if anyone wanted to volunteer to help distribute them, please pick up at the end of the meeting. The help would be appreciated.

NEW BUSINESS:

- **Speed Limit** – Nancy Southard said at last month's meeting a resident requested the Myrtle Trace speed limit be changed from 25 mph to 20 mph. The Board has determined that 25 mph has been the posted speed for 39 years and the Board doesn't see a benefit in changing it. The Board stressed that residents need to obey the speed limit; most residents do.
- **Safety** – Nancy Southard said we will have more traffic on our streets with the warmer weather coming. This includes cars, pedestrians and bikers. Walkers are to face on-coming traffic and bikers are to travel with the traffic flow. Our roads are narrow and walkers should move to the side of the road to allow cars to pass. Nancy also suggested keeping your pets on your left side as you walk. Let's have a safe summer.
- **Emergency Email List** – Nancy Southard once again explained the difference between the Emergency Email List and the Emergency Contact List. She encouraged all residents to email Jon Bourne and have your email put on the Emergency Email List if you have not already done so. This email list is used only for important new information we want to get out to residents. Your email information is for Myrtle Trace use only and is as safe as it is in the Myrtle Trace phone directory.
- **Emergency Contact List** – Nancy Southard said the Emergency Contact List is a service provided by the Association and is managed by a Director-at-Large. This year that person is Susan Granger. This list gives the Board the contact information of person(s) residents would like to be notified in the event of an emergency when the resident is not capable of doing it. The information is kept confidential. She also said, if you already are in the database but you want to update your contact information you will find the form next to the telephone in the alcove area.
- **Store Room Medical Equipment** – Nancy Southard thanked all residents who donate used medical equipment for the use of other residents who might need it. However, it has become a problem in the store room due to the number of wheel chairs, various types of walkers and sets of crutches. This caused the fire lane to be blocked on many occasions. The Board kept two wheelchairs, two walkers and two sets of crutches. Now the folding chairs and table

extenders are in places which keep the fire lane open. The surplus pieces of equipment were delivered to a local nursing home/ rehabilitation facility. Nancy Southard thanked Nancy Seeds and Jim Luneke for delivering the items. Nancy Seeds said the nursing home was very thankful and said it will all be put to good use. Nancy Southard asked residents not to bring anything more. However, if additional medical items are donated, Nancy Seeds said she and Jim Luneke will be happy to take it to the nursing home. Nancy Southard thanked them for volunteering.

- **Rezoning Request** – Nancy Southard said the rezoning request meeting was held on April 7, 2022 and she and Bob and Donna Ebling attended on the behalf of Myrtle Trace. The proposal is for 18 two-story homes, not age restricted, on the land by Lakeside Crossing. Some area communities including Myrtle Trace objected to this; Lakeside Crossing did not. Nancy said we will eventually see much more traffic on Myrtle Ridge Drive including buses. It was stated at the hearing that there are plans for a round-about to be built on Myrtle Ridge Drive in the future. The rezoning request was approved. Nancy said this now goes to City Council for three readings and if approved there, construction could begin.
- **Club House Closed for Primary Election** – Nancy Southard said the clubhouse will be closed for the primary election on June 14, 2022. If a run-off is needed, the date will be June 28, 2022. If that occurs the clubhouse would also be closed on that date.
- **ARC Recommendation** – Pat Hosford said the ARC Committee is recommending a change to their guidelines. They are proposing this change because of a change in paint names by Sherwin Williams for driveway paint. Sherwin Williams is no longer offering Myrtle Trace their discount on driveway paint. The same product can now be purchased at Lowes for a lower price. The Board was given a list of the new names for the allowed colors. The recommended change is: Approved coating materials for Phases I-VIII are: Cemented Deal, Taupe (both similar to Champagne), New Concrete, Gull Gray and Pearl Gray. Brick accent color Red Rocks or Red Sandstone is approved for expansion joints or along the sides of driveways or walkways. Nancy Southard said this recommendation would be printed in the News and Views under Items for Board Action and would be voted on at the May Board meeting.

CORRESPONDENCE: None

MEETING RECAP:

- Liz Maass said she wanted to thank Herman and Debbie Rebocho for the planters in front of the clubhouse.
- Pat Hosford wanted particulars on road signs and tree roots in the Property Committee report. Tom Gray Jr. said tree roots are affecting the roads in some areas. He said it is up to the Board where the money is taken from to address this situation. No trees will have to come down. Tom said the back gate area has root problems as well. Pat Hosford said her concern was whether trees were on residential property or common ground. Tom said they are on common ground.

The road signs are not the recently replaced street signs but are the stop signs and speed limit signs.

- Pat Paxson asked if Myrtle Trace Drive to Burning Ridge to Phase Eight is county road. Nancy Southard answered that a portion is county road and a portion is state road. We don't own any of that.
- Pat Hosford stated that the dredging to be done is a new method and will be a huge savings from the way we did it before. She just wants people to be aware of this.

REMARKS FOR THE GOOD OF THE ORDER:

Bob Ebling said regarding the rezoning meeting, the developer was always referred to by his first name. All Myrtle Trace residents can still write to their councilman with their opinion and encouraged us all to do so. Nancy Seeds hopes some of the attendees today will pick up the fliers to be delivered to residents and help distribute them. She said communication is so important in this community. Nancy Southard said residents often say they don't know what's going on in Myrtle Trace. All information is printed monthly in the "News and Views" and many residents faithfully attend Board meetings so they are all kept informed of what is going on in Myrtle Trace. She thanked Tom Gray again for all his work on the Pear Tree Circle Project and thanked everyone for attending today.

Nancy Seeds moved and Bob Ebling and Susan Granger seconded the motion to adjourn the meeting at 10:18 a.m. The motion passed unanimously.

Respectfully submitted,
Diane Gascoigne, Recording Secretary
