

MYRTLE TRACE HOMEOWNERS ASSOCIATION
CONWAY, SOUTH CAROLINA
BOARD OF DIRECTORS MEETING – May 18, 2022

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

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

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

Absent: Cathy McElroy – Property Committee, Diane Connelly – Architectural Review Committee,

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

Also present were: Debbie and Herman Rebocho, Bob and Cathy Smith, Terry Eisenhardt, Leo Reger, Mary Johnsen, Dan Schaeffer, James Bond

RESIDENT PARTICIPATION: None

NOTE OF PASSING RESIDENTS:

Donald Johnsen of 213 Candlewood Drive passed away on May 10, 2022

NOTE OF NEW OWNERS:

Philip Doherty purchased 119 Juneberry Lane on April 18, 2022

Theodore and Deborah Black purchased 110 Mayberry Lane on April 14, 2022

Peggy Bacon purchased 213 Cedar Ridge Lane on April 15, 2022

Dianne McDonough purchased 109 Walnut Circle on April 23, 2022

Robert Harris purchased 247 Candlewood Drive on May 10, 2022

APPROVAL OF MINUTES:

Nancy Seeds moved and Bob Ebling seconded the motion to accept the minutes of the April 20, 2022 Board meeting. The motion passed unanimously.

Bob Ebling moved and Susan Granger seconded the motion to accept the minutes of the April 25, 2022 Special meeting of the Board. The motion passed unanimously.

Bill Fox moved and Nancy Seeds seconded the motion to accept the minutes of the April 26, 2022 Special meeting of the Board. The motion passed unanimously.

ACTIVITIES COMMITTEE: Bob Smith reviewed upcoming 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 two agendas for review.

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

PROPERTY COMMITTEE – Leo Reger reported for Liz Maass.

The Property Committee requested the Board reconsider the purchase of a power washer which would be stored in the maintenance shed. The Board stated again, we don't purchase equipment. The Property Committee recommended the purchase of two fluorescent red and silver pole covers to be attached to the stop signs at MT Drive and Cedar Ridge. The cost is \$35.00 each.

Bill Fox moved and Susan Granger seconded the motion to approve the purchase of the pole covers. Motion passed unanimously.

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 reviewed his report.

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

TREASURER'S REPORT – Nancy Seeds reported that Myrtle Trace continues to be in fine financial condition.

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

OLD BUSINESS:

- **Total Lake Care Dredging** – The dredging of lakes Quail, Sandpiper, Hummingbird and Grebe was completed at the end of April.
- **No Weapons Signs** – Nancy Southard said last month a resident described the procedure an individual must go through to obtain a concealed weapons permit and asked for the Board to further consider having posted signs on the clubhouse door and in the recreation area. The Board discussed this again and we believe there is no need for a weapon to be brought into the clubhouse. If a resident feels they are threatened or going to be threatened by someone when you are here, you should not enter. Leave your weapon in your vehicle if you are carrying one. Nancy said this is a community of senior citizens. We recognize there are times when people can get upset and heated about issues. At times like this, a person may use poor judgement and act in a way which could cause injury to a fellow resident. There have been a

couple of instances where a member of a committee or a Board member has been assaulted while carrying out association business. The clubhouse is a place where association business is conducted at least three times during the month. Following discussion, the Board stands with keeping the “No Weapons” signs on the clubhouse door and in the recreation area.

- **Club House Closed** – Nancy Southard reminded everyone that the clubhouse will be closed on June 14, 2022 for voting in the primary. If a run-off is necessary, the clubhouse will again be closed on June 28, 2022.
- **Item for Board Action** – Nancy Southard said the ARC Committee has recommended a change to the ARC Guidelines for driveway paint colors due to the fact Sherwin Williams is changing the names of their paint colors. Phases I-VIII are: Acrylic paint colors Cement Deal, Taupe, New Concrete, Gull Gray and Pearl Gray. Brick accent colors of Red Rocks or Red Sandstone is approved for expansion joints along the sides of driveways or walkways.

Nancy Seeds moved and Susan Granger seconded the motion to accept the change to the ARC Guidelines for driveway colors. The motion passed unanimously.

NEW BUSINESS:

- **Road Patching Project, Yearly Maintenance** – Nancy Southard said the Board met with Tom Gray, Jr. and Cathy McElroy of the Property Committee to discuss and carefully review the bids for each of three potential road patching projects for this year. One project is for the cul-de-sac seal coating at both ends of Cottonwood, Juneberry, and Cedar Ridge at the end of the 100 block. The cost for backfilling and seal coating is \$7,076.00. The second project is for the repair of trip hazards. Initially seven areas were identified, but during our meeting, three additional areas were mentioned. Tom Gray went back and checked these areas and had the bid redone. The total cost of this project is \$15,035.00. The third project is patching four areas from the back gate reader to the intersection of Cedar Ridge. The cost for this project is \$16,994.00. The contracts for two of these three projects, trip hazard repairing and patching near the back gate, include a clause stating “There will be an additional charge of \$125.00 per ton for removal of bad sub-grade and installation of ABC stone if needed.” The Board met through email on April 26, 2022 to further discuss project bids and voted to approve and award the contract for all three projects to Turner Asphalt Company. They are based in Wilmington, NC. The money for these projects will come from our Daily Operating Budget; these are funds Tom requested in the Property Committee’s 2022 Budget Proposal.
- **Letter of Resignation** – Nancy said the Board has received a letter of resignation from our Accounts Payable Contractor, Ted Ackley, effective, August 1, 2022. Ted has served in this position for approximately 17 years and we thank him for his dedication and service as a contractor of Myrtle Trace. Ted told the Board he will help train the new person. Thank you, Ted. Nancy added that Ted was just elected to the South Carolina Bowling Hall of Fame!

- **Application for Accounts Payable Contractor** - The Board will publish the opening of the position in the “News and Views” for any residents interested in applying for the position. The article will provide information on the responsibilities of the position and the application requirements. The deadline for submitting applications will be June 24, 2022.
- **Lake Banks Committee Report** – Pat Hosford, Chair of the Lake Banks Committee, gave a report from the committee. Pat said the committee completed a lake bank assessment on May 11, 2022 to determine if the Five-Year Plan of November, 2020 was still valid for the construction of retaining walls. The plan prioritizes the building of retaining walls based on the degree of de-stabilization of the lake banks. The committee made some changes to the plan. Lake Grebe and Lake Wren were completed in 2021. Hummingbird/Vireo is still the lake to be completed in 2023. It may take more time because of its curvature. Quail/Owl Lake has many existing walls that need to be replaced. This will be moved up to follow Lake Hummingbird due to the increased bank de-stabilization. Cormorant/Sparrow can most likely be finished in one year. When all the lakes are finished, all lakes in Myrtle Trace will have retaining walls and this committee will no longer be necessary. It will all then be a matter of maintenance. Pat thanked Hardee’s crew and all residents who served and donated their time to the community on this project. We could not have done this on our own without the work of Hardees.
- **2023 Budget** – Nancy Southard said it is not too soon for committee chairs and committee members to start thinking about what their committee needs and wants to be included in their budget for 2023. The deadline for submitting six copies of your 2023 budget requests to the Board is August 17, 2022.

CORRESPONDENCE:

The Board received a thank you from the Waccamaw Animal Rescue Mission for our donation given in memory of Sue McGuffin.

The Board received a thank you from the family of Mike Lucatuorto for our donation to Habitat for Humanity in memory of Mike Lucatuorto.

MEETING RECAP:

- Nancy Southard asked Pat Hosford if she wanted the names of the colors for the driveways to take place immediately once they are listed in the “News and Views”. Pat replied she would like that to be the case.

REMARKS FOR THE GOOD OF THE ORDER:

Bill Fox said he is so grateful Myrtle Trace has Hardees group as our maintenance people. They work very hard and do so much work for us. The community saved a lot of money with Hardee’s crew building the retaining walls and not having to hire an outside company. He also said he loves seeing residents attend the Board meetings. Nancy Seeds reminded everyone of the flag policy put in place last summer. The American flag will be lowered on Memorial Day until 12:00 p.m. noon. From the time it is lowered until noon it is to show respect for our fallen veterans. From 12:00 p.m. on it is raised in

respect for our country. Bob Ebling recently was asked by Santee Cooper to attend a meeting with other like co-ops on Community Service. The theme seemed to be how difficult it now is to get people to attend meetings. Bob thanked all of our residents who regularly attend Board and committee meetings. Nancy Southard thanked everyone for coming and wished everyone a good afternoon.

Nancy Seeds moved and Bob Ebling seconded the motion to adjourn the meeting at 9:41 a.m. The motion passed unanimously.

Respectfully submitted,
Diane Gascoigne, Recording Secretary
