

**MYRTLE TRACE HOMEOWNERS ASSOCIATION**  
**CONWAY, SOUTH CAROLINA**  
**BOARD OF DIRECTORS MEETING – August 17, 2022**

**CALL TO ORDER:** Bill Fox called the meeting to order at 9:00 a.m. in Nancy Southard's absence.

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

***Absent:*** Nancy Southard

***Committee Chairpersons:*** Bob Smith – Activities Committee, Mary Johnsen - Communications Committee, Diane Connelly – Architectural Review Committee and Liz Maass – Property Committee

***Absent:*** Cathy McElroy – Property Committee, Pat Hosford– Architectural Review Committee,

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

***Also present were:*** Brian Mc Graw, Herman and Debbie Rebocho, Bob and Cathy Smith, Terry Eisenhardt, Tom Gray Jr., Donna Ebling, Elizabeth Borkowski, Dan Schaffer, Irene Mecca, Flo Durgan, Santo Perry, Lynda Moore, Jesse Wallace, Pat Paxson and Michelle Grandell

**RESIDENT PARTICIPATION:**

- Diana DeFeo asked that an area in the parking lot on Cricket Court be repaved. It suffered some damage when the sidewalk in front of the town homes was repaved. She said there is also a flooding issue at the end of 111 Cricket Court that needs to be addressed. Diana also said there are two islands in the parking area on Cricket Court and they need more parking space for visitors. She asked if the two islands could be removed to provide two more parking places. She said a concrete pad in front of 109 Cricket Court was to be replaced and thinks it might be in the works. Bill Fox told Diana the Board will respond to her concerns in a timely manner.

**NOTE OF PASSING RESIDENTS:**

Ann Moran of 104 Hickory Drive passed away on July 20, 2022

William Mangas of 117 Hickory Drive passed away on July 26, 2022

Mary Weiselberg of 163 Myrtle Trace Drive passed away on August 9, 2022

**NOTE OF NEW OWNERS:**

Amy Zbel purchased 104 Hickory Drive

**APPROVAL OF MINUTES:**

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

**ACTIVITIES COMMITTEE:** Bob Smith said the Activities Committee did not meet in July as usual but they meet tomorrow night. All scheduled events are still on and the committee has a few new ideas they are pursuing.

**Nancy Seeds moved and Susan Granger seconded the motion to approve the orally given Activities Report. The motion passed unanimously.**

**ARCHITECTURAL REVIEW COMMITTEE** – Diane Connelly reported in Pat Hosford’s absence. She said there are two agendas for review. The committee is receiving a lot of requests and approving most of them.

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

**PROPERTY COMMITTEE** – Liz Maass said she submitted the proposed Property Committee Budget for 2023 this morning and she now amended the total of her committee’s proposed 2023 budget. Bill Fox said they are working on repairing the back gate and it will be done as soon as possible.

**Bob Ebling moved and Nancy Seeds seconded the motion to accept the Property Committee Report as written. The motion passed unanimously.**

**COMMUNICATIONS COMMITTEE** – Mary Johnsen said the next issue of the “News and Views” will be delivered on August 29, 2022.

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

**TREASURER’S REPORT** – Nancy Seeds said Myrtle Trace is on budget for the third quarter of the year. She also said home sales have slowed down now. A lot of projects were completed and paid for. We are in good standing.

**Bob Ebling moved and Sue Granger seconded the motion to accept the Treasurer’s Report as written. The motion passed unanimously.**

**OLD BUSINESS:**

- **Policy on Truck, RV and Camper Parking** - Bill Fox said the policy for this was printed in the last issue of “News and Views” and now needs to be voted on.

**Nancy Seeds moved and Bob Ebling seconded the acceptance of the new policy regarding truck, RV and camper parking. The motion passed unanimously.**

- **2023 Budget Proposals** – Bill Fox said all budget proposals have now been received and the first budget session is scheduled.
- **Nominating Committee** – Bill Fox said the committee has two new members: Ginny Cooper is replacing Claudia Allensworth and Tom Gray, Jr. is replacing Cathy McElroy for a one year term.

- **Response to Resident Request** – Bill Fox said Beth Crow made a request at last month's Board meeting requesting a ramp be placed in the pool. Bill Fox said because of the size and design of our pool a ramp is not warranted. A written response has been sent to Beth Crow.

**NEW BUSINESS:**

- Resignation of Administrative Consultant - Bill Fox read a Letter of Resignation from Jim Luneke. Jim will be resigning as of April 1, 2023 giving him ample time to train the new consultant. Bill Fox told Jim how much the Board appreciated all he has done for our community through his service. It is a tough job.

**Nancy Seeds reluctantly moved and Bob Ebling reluctantly seconded the approval of Jim Luneke's resignation as Administrative Consultant to the Board. The motion passed unanimously.**

- **Administrative Consultant Position** - Bill Fox said the position for Administrative Consultant will be posted in the next issue of the "News and Views".

**CORRESPONDENCE:** The Board received a thank you note from Catholic Charities for Karen Garcia.

**MEETING RECAP:**

- Debbie Rebocho asked the Board, with regard to the new policy for parking in the clubhouse parking lot, could the people on the camera committee be notified when someone will be parking in the lot so the camera can be angled in the correct direction. She also asked that if the vehicle leaves the lot and comes back, it be parked in the same spot. Bill Fox said this was a good point and the Board would need a list of the people on the camera committee.

**Susan Granger moved and Bob Ebling seconded the motion to adjourn the meeting at 9:31 a.m. The motion passed unanimously.**

Respectfully submitted,  
Diane Gascoigne, Recording Secretary

---