

**MYRTLE TRACE HOMEOWNERS ASSOCIATION
CONWAY, SOUTH CAROLINA
BOARD OF DIRECTORS MEETING – August 16, 2023**

CALL TO ORDER: Nancy Seeds called the meeting to order at 9:01 a.m.

ATTENDANCE: *Board Members:* Nancy Seeds, Susan Granger, Bob Ebling, Debi Rebocho and Darryl (Dusty) Rhodes

Committee Chairpersons: Pat Hosford– Architectural Review Committee, Bob Smith – Activities Committee, Cathy McElroy – Property Committee, Mary Schaeffer - Communications

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

Also present were: Donna Ebling, Herman Rebocho, Tom Gray Jr., Tina Hurley, Dan Schaeffer, Pat Paxson, Jim Luneke, Terry Eisenhardt, Joe Martin, Todd Rush, Jenny Jenemann

RESIDENT PARTICIPATION:

None

NOTE OF PASSING RESIDENTS:

Darlys Harmon-Vaught passed away on Wednesday, July 26, 2023

NOTE OF NEW OWNERS:

Kim O'Connor purchased 218 Wedgewood Lane on July 17, 2023

Max and Helga Stolz purchased 115 Cedar Ridge Lane on July 19, 2023

Stefan and Judy Gladack-Simionescu purchased 106 Ashwood Circle on July 25, 2023

Thomas and Mary Ann Rosati purchased 219 Beechwood Court on July 26, 2023

William Kivela purchased 1218 Loblolly Lane on July 28, 2023

Angela Casper and Randy Smith purchased 255 Candlewood Drive on July 31, 2023

APPROVAL OF MINUTES:

Bob Ebling moved and Deborah Rebocho seconded the motion to accept the minutes of the July 19, 2023 Board meeting. The motion passed unanimously.

ACTIVITIES COMMITTEE – Bob Smith reported that Mary Bessemer is the new Vice-Chairperson of the Activities Committee.

Dusty Rhodes moved and Susan Granger seconded the motion to accept the Activities Committee Report as written. The motion passed unanimously.

ARCHITECTURAL REVIEW COMMITTEE – Pat Hosford submitted revised ARC Guidelines to the Board.

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

PROPERTY COMMITTEE – Cathy McElroy gave the Board a packet concerning the aerator on Lake Bunting.

Susan Granger moved and Dusty Rhodes seconded the motion to postpone any decision on Lake Bunting until a later date. The motion passed unanimously.

Bob Ebling moved and Deborah Rebocho seconded the motion to accept the Property Committee Report with one correction. Bradford Pear trees will be taken down and replaced with Crepe Myrtles. Crepe Myrtles will not be removed. The motion passed unanimously.

COMMUNICATIONS COMMITTEE – Mary Schaeffer reviewed her report

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

TREASURER’S REPORT – Bob Ebling gave his report as of July 31, 2023.

Susan Granger moved and Deborah Rebocho seconded the motion to accept the Treasurer’s Report as written. The motion passed unanimously.

OLD BUSINESS:

- **Update on Signs in the Copy Room –** Two new signs have been installed in the Copy Room stating that the fire lane must be kept clear at ALL times.
- **Discussion and Vote on Addition to Policy on Planting on Common Ground Around Mailbox Posts –** The proposed change to the policy was published in the “News and Views” last month.

Susan Granger moved and Dusty Rhodes seconded the motion to approve a change to the current policy and add that reflectors must be visible. The motion passed unanimously.

NEW BUSINESS:

- **Antennas for Emergency Radios –** Some residents have made requests to ARC to allow the installation of antennas on their homes for emergency radios. MTHOA covenants restrict this at this time. To be able to change the ARC Guidelines, the Board needs to do a waiver to accept these antennas. Todd Rush brought an example of the antenna. They would not be visible from the street. These antennas allow the owners to communicate with the Emergency Operation Centers in Conway, Myrtle Beach and Columbia if necessary.

Susan Granger moved and Bob Ebling seconded the motion to waive the Covenant restriction on antennas (Article 7, Section 7) for licensed amateur emergency service only to allow for review and approval by ARC. The motion passed unanimously.

- **Budget Progress Report –** Bob Ebling said It is progressing.
- **Nominating Committee and Annual Meeting Agenda –** Susan Granger said the committee will meet in September to begin the process. The 2024 Annual Meeting is on February 3rd at HGTC.
- **Camera at the Back Gate –** Nancy Seeds explained the Board is looking into the possibility of a camera that does not require Wi-Fi.

CORRESPONDENCE:

The Board sent a note of thanks to David Harmon-Vaught for his donation to MTHOA in memory of Darlys Harmon-Vaught.

Unsigned correspondence is not considered.

Susan Granger moved and Bob Ebling seconded the motion to adjourn the meeting at 10:13 a.m. The motion passed unanimously.

Respectfully submitted,

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