

**MYRTLE TRACE HOMEOWNERS ASSOCIATION
CONWAY, SOUTH CAROLINA
BOARD OF DIRECTORS MEETING – January 17, 2024**

CALL TO ORDER: Nancy Seeds called the meeting to order at 9:02 a.m.

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

Committee Chairpersons: Pat Hosford– Architectural Review Committee, Joe Bastian – Property Committee, Mary Schaeffer – Communications Committee, Bob Smith – Activities Committee

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

Also present were: Donna Ebling, Pat Paxson, Dan Schaeffer, Tom Gray, Jr., Herman Rebocho, Nancy Southard, Jim Luneke, Ann Golden, Tina Hurley, Joe Martin, Bruce Williams, Anne Kongvold, Deb Wierman, Karen Harmelin, Barb Lapinski, Larry Lapinski, Cathy McElroy, Terry Eisenhardt, Ted Black

RESIDENT PARTICIPATION: None

NOTE OF PASSING RESIDENTS:

Margaret Kirschner of 107 Berry Tree Lane passed away on December 23, 2023

Les Gerhart of 102 Linden Circle passed away on December 27, 2023

Joseph DePino of 229 Cricket Court passed away on January 2, 2024

Thomas Dovey of 248 Cottonwood Lane passed away on January 5, 2024

Ted Ackley of 120 Juneberry Lane passed away on January 6, 2024

Brad Pearson of 214 Candlewood Drive passed away on January 12, 2024

NOTE OF NEW RESIDENTS:

Jeanmarie Doel purchased 128 Berry Tree Lane on December 18, 2023

APPROVAL OF MINUTES:

Dusty Rhodes moved and Bob Ebling seconded the motion to accept the minutes of the December 20, 2023 Board meeting. The motion passed unanimously.

ACTIVITIES COMMITTEE – Bob Smith reported that new officers for the Activities Committee will take effect February 28, 2024. The committee voted to discontinue the Pot Luck Dinners as a regular event as there were no volunteers to head this up; they will remain as special events. The committee needs more involvement of residents to keep the activities going and gain new ideas.

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

ARCHITECTURAL REVIEW COMMITTEE – Pat Hosford answered questions from the Board concerning issues with two properties. Pat thanked Terry Eisenhardt for her work on the ARC Annual Report. Pat also invited everyone to stay after the meeting for refreshments in appreciation for the Board's work in 2023.

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

PROPERTY COMMITTEE – Joe Bastian announced that Frank Conrad and Gray Strogon are the new Pool Directors. The Head Pool Monitor position is still open. Roger Price is the new Phase Representative for Phases VI and VII. Ellen Elliott is the new Phase Representative for Phase IV. Myrtle Trace Drive will be resurfaced in February or March, weather depending.

Bob Ebling moved and Dusty Rhodes seconded the motion to accept the Property Committee Report as written. The motion passed unanimously.

COMMUNICATIONS COMMITTEE – Mary Schaeffer said the greeters met with three new residents in December. Ann Golden, Chairperson of the Neighbor Watch Committee, brought an incident to the Board's attention. If someone unknown to you approaches you on your property call the police non-emergency number. Call 911 if you feel threatened. Let the Neighborhood Watch Committee know of the incident so they will be diligent. Ann asked the Board if they felt an alert should be emailed to residents. Other people in attendance said this particular problem is going on in other areas of the country as well. Ann would like this problem announced at the Annual Meeting as well where more residents are in attendance.

Debi Rebocho moved and Susan Granger seconded the motion to accept the Communications Committee Report as written. The motion passed unanimously.

TREASURER'S REPORT – Bob Ebling reported there was no expense activity in the Myrtle Trace Reserve Fund in the past month. We are still in strong financial shape.

Dusty Rhodes moved and Debi Rebocho seconded the motion to accept the Treasurer's Report as written. The motion passed unanimously.

OLD BUSINESS:

- **Introduction of Board of Directors Candidates and Their Remarks** – Susan Granger introduced the two candidates: Ted Black and Larry Lapinski. Each of them spoke as to why they liked Myrtle Trace and what their focus would be if elected to the Board.
- **Pre-Registration for the Annual Meeting** – Friday, February 2, 2024 from 1:00 – 3:00 p.m. is the time for pre-registration for those people having multiple proxies to vote.
- **Annual Meeting** – This will be held on February 3, 2024 at HGTC at 2:00 p.m. Registration begins at 1:00 p.m.

NEW BUSINESS:

- **Primary Voting and the Myrtle Trace Precinct** – Nancy Seeds announced that primary elections will be held at Seacoast Church this year, not the Myrtle Trace Clubhouse. The Democratic primary is scheduled for February 3rd and the Republican primary is scheduled for February 24th. The Board of elections will post a sign at the entrance to our clubhouse informing voters of the change. This consolidation of voting precincts only applies to the primary elections, not the general election in November.
- **County Ditch** – Bob Ebling said the county has begun clearing out the ditch along Burning Ridge Road and pulling out the beaver dams. Trapping any beavers is the next step. This ditch is important to the drainage in Myrtle Trace.

- **Homeowner's Insurance** – Nancy Seeds said that residents are required by our covenants to maintain insurance for replacement costs on their homes. Evidence of this insurance must be given to the Board upon renewal or change. Forms will be in the next issue of the “News and Views”.
- **Emergency Contact List** – Susan Granger reiterated that this information is confidential and is kept under lock and key. It's purpose is to allow residents to designate a person or persons they wish to have contacted in case of emergency. Forms will be available at the Annual Meeting.

CORRESPONDENCE:

A thank you was received from Wounded Warriors for our contribution in memory of Bruce Tenney.

Nancy Seeds said in 2024 the amount Myrtle Trace contributes to the resident's charity of choice upon their death will be raised to \$100.00.

Bob Ebling moved and Dusty Rhodes seconded the motion to adjourn the meeting at 10:11 a.m. The motion passed unanimously.

Respectfully submitted,
