

**MYRTLE TRACE HOMEOWNERS ASSOCIATION
CONWAY, SOUTH CAROLINA
BOARD OF DIRECTORS MEETING – JANUARY 15, 2025**

CALL TO ORDER: Bob Ebling called the meeting to order at 9:01 a.m.

ATTENDANCE: *Board Members:* Bob Ebling, Debbie Rebocho, Darryl (Dusty) Rhodes and Ted Black
Committee Chairpersons: Fred Shields – Activities Committee, Joe Bastian – Property Committee, Mary Schaeffer – Communications Committee

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

Also present were: Nancy Seeds, Donna Ebling, Pat Paxson, James Luneke, Terry Eisenhardt, Kim and Jim Freeman, Karen Riley, Pat Fisher, Lynda Moore, Tom Gray, Jr., Thor Kongvold, Kathy Moore, Linda Day, Joe Martin, Jeanne Niziol, Dan Schaeffer, Pat Paxson, Laura DiFiore and Tina Hurly

NOTE OF PASSING RESIDENTS:

Marie Tims, Boxwood Lane, passed away on December 24, 2024
Richard “Rich” Elliot, Cedar Ridge Lane, passed away on December 27, 2024
David “Dave” Paxson, Wedgewood Lane, passed away on January 3, 2025
Ruth Strumke, Glenwood Drive, passed away on January 10, 2025

NOTE OF NEW RESIDENTS:

Michelle and Tom Perry purchased 217 Wedgewood Lane on December 6, 2024
M&R Properties purchased 120 Juneberry Lane on December 12, 2024

APPROVAL OF MINUTES:

Dusty Rhodes moved and Debbie Rebocho seconded the motion to accept the minutes of the December 18, 2024 Board meeting. The motion passed unanimously.

ACTIVITIES COMMITTEE – Fred Shields reviewed upcoming events.

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

ARCHITECTURAL REVIEW COMMITTEE – Terry Eisenhardt presented the ARC Report to the Board in Pat Hosford’s absence.

Debbie Rebocho moved and Dusty Rhodes seconded the motion to accept the ARC Report as written. The motion passed unanimously.

PROPERTY COMMITTEE – Joe Bastian reviewed the Property Report.

Ted Black moved and Debbie Rebocho seconded the motion to accept the Property Committee Report as written. The motion passed unanimously.

COMMUNICATIONS COMMITTEE – Mary Schaeffer presented the Communications Report.

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

TREASURER'S REPORT – Debbie Rebocho reported as of December 31, 2024 Myrtle Trace is still financially sound.

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

OLD BUSINESS:

- **Nominating Committee** – The three candidates for the two open Board positions will each be given five minutes to speak prior to the conclusion of today's meeting.
- **Volunteer Luncheon** – Will be held on January 19, 2025 at 12:30 p.m. in the clubhouse for all volunteers.
- **Dredging Project** – This project began on January 8, 2025 on Lake Cormorant and so far an enormous amount of sediment has been removed from just one pond. Special effort will be made to limit disruption of traffic along our roads as this material is removed. Please be courteous and cooperate with the onsite workers.
- **Nearby Development** – The Board is in contact with the Zoning and Planning Departments to check the status of building permits that will be issued for the properties being cleared.

NEW BUSINESS AND ANNOUNCEMENTS:

- **Transition to Electronic Documents** – Updates and changes to MTHOA policies and guidelines are currently delivered to the 518 homeowners in our community via printed documents. Starting in 2025, the process will begin to move away from paper delivery.
- **Decoration Winners** – The names of the winners in various categories were given for Christmas decorations.
- **County Ditch** – The Horry County Stormwater Department is clearing the brush on the side of the drainage ditch that borders our property. This is a welcome effort by the county. The brush may impede the flow of water during periods of heavy rainfall. The project should be concluded in January 2025. The county employees working on the project have noted a large beaver dam located near the land now owned by Conway Medical Center. Should the beavers return to Myrtle Trace, we will again work with the county to remove the hazard from our ditch.
- **Pre-Registration for the Annual Meeting** – Pre-registration, if you have a lot of proxies, will be on Thursday, January 30, 2025 beginning at 11:00 a.m. at the clubhouse and Friday, January 31, 2025 beginning at 3:00 p.m.

CORRESPONDENCE:

Acknowledgement and a thank you was received from Jerry Borque and the American Cancer Society for our contribution in memory of Anita Borque.

Acknowledgement was received from Reflective Assisted Living in memory of Jack Driggers.

The candidates running for the two open Board positions are Joe Bastian, Judy Koudelka and Lynda Moore. Each spoke to their reason for running for the Board and what they hoped to achieve.

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Mary Schaeffer said, as always Pat Hosford and Nancy Southard have prepared refreshments in honor of the outgoing Board. Feel welcome to stay and enjoy them. Thanks to Pat and Nancy in their absence today. Mary read a letter to the Board from them.

Bob Ebling expressed special thanks to all those who regularly attend the monthly Board meetings. He thanked everyone for all their cooperation this year and for working with the Board.

After refreshments there will be a slide presentation of the dredging going on in our ponds for those who would like to stay.

Dusty Rhodes moved and Debbie Rebocho seconded the motion to adjourn the meeting at 9:58 a.m. The motion passed unanimously.