

**MYRTLE TRACE HOMEOWNERS ASSOCIATION  
CONWAY, SOUTH CAROLINA  
BOARD OF DIRECTORS MEETING – NOVEMBER 18, 2020**

**ATTENDANCE: Board Members:** Donna Ebling, Nancy Southard, Mary L'Heureux, Bill Fox and Pat Paxson

**Committee Chairpersons:** Ted Ackley - Communications Committee, Pat Hosford – Architectural Review Committee, Diane Connelly – Architectural Review Committee, Santo Perry - Activities Committee

**Absent:** Liz Maass - Property Committee

**Contractors:** Jim Luneke - Administrative Consultant, Diane Gascoigne - Recording Secretary,

**Absent:** Jean Hohenberger – Accounts Receivable

**Also present were:** Elizabeth Borkowski, Thor Kongvold, Debbie and Herman Rebocho, Joe Martin, Nelson Fisher, Philip Duck, Bob Ebling, Mary Johnsen, Jules Traugot, John Beam, Anne Gillard, Thomas Gray, Leo Reger, Maureen Shirley, Lynda Moore, Bob and Cathy Smith, Susan and Dan Cwiakala and Curtis Jacobites

**CALL TO ORDER:** The meeting was called to order by Donna Ebling at 9:00 a.m.

**RESIDENT PARTICIPATION:**

- ❖ John Beam of 101 Juneberry Lane stated that he disapproves of the new ARC ruling on mailbox plantings. He said not allowing plants around mailboxes has been ok for 40 years and should not be changed. Plants could be a problem because there are no restrictions and could be a problem for Hardee maintenance when working. Also, the reflectors needed at night might not be visible.
- ❖ Jules Traugot of 124 Birchwood Lane said there is a problem with aquatic plants on Lake Grebe behind 126 Birchwood Lane. He suggested a non-ear marked amount of \$50,000.00 be set aside to address issues with the lakes.
- ❖ Dan Cwiakala of 1210 Loblolly Lane asked what was being done regarding the shuffleboard court. He feels we could put in a new shuffleboard court for the same cost we are considering paying to have it demolished.

**OPENING QUOTES:**

*“Feeling gratitude and not expressing it is like wrapping a present and not giving it.” – William Arthur Ward*

*“Be thankful for what you have, you’ll end up having more. If you concentrate on what you don’t have, you will never, ever have enough.” – Oprah Winfrey*

**NOTE OF PASSING RESIDENTS:**

Virginia Ellis of 105 Mayberry Lane passed away on September 13, 2020

Jean Emerich of 229 Candlewood Drive passed away on November 9, 2020

**NOTE OF NEW OWNERS:**

Kenneth and Lisa Jones purchased 111 Cricket Court for her mother, Irene Mecca, on October 28, 2020

Jane Bliss purchased 101 Laurelwood Lane on October 29, 2020

Russell and Sharon Farer purchased 112 Timberline Drive on October 30, 2020

Sharon Applegarth purchased 101 Linden Circle on November 2, 2020

**APPROVAL OF MINUTES:**

**Bill Fox moved and Pat Paxson seconded the motion to accept the October 21, 2020 Board Minutes. The motion passed unanimously.**

**ACTIVITIES COMMITTEE** – Santo Perry reviewed the calendar of events. The committee would like to hold their annual Christmas Cookie Exchange in December. Cookies would be pre-bagged before being brought to the clubhouse.

**Nancy Southard moved and Mary L’Heureux seconded the motion to allow the Activities Committee to hold their Cookie Exchange in December with cookies being pre-bagged before bringing into the clubhouse. The motion passed unanimously.**

**Nancy Southard moved and Pat Paxson seconded the motion to accept the Activities Committee report as written. The motion passed unanimously.**

**ARCHITECTURAL REVIEW COMMITTEE** – Pat Hosford said there are two reports this month. Nancy Southard asked about the garage and estate sales mentioned in the ARC Report. Pat Hosford answered it was addressed because it had occurred right next to an ARC committee person’s home so they became aware of the sale. There is a regulation about yard sales in the covenants. Donna Ebling said it was probably an honest mistake by a new resident. A reminder will be placed in the next issue of the “News and Views”.

**Bill Fox moved and Nancy Southard seconded the motion to accept the ARC report. The motion passed unanimously.**

**PROPERTY COMMITTEE** – Leo Reger reported in Liz Maass’ absence. He thanked everyone who worked on cleaning and repairing the area of the Bocce Ball Court. Leo addressed Jules Traugot’s concerns regarding Lake Grebe. The Property Committee is going to meet with Burning Ridge Golf Course to see what can be done. Part of Lake Grebe is golf course property. Leo also said the committee has a bid of \$950.00 to remove three dead trees; one behind Hickory Lane, one on Cricket Court and Myrtle Trace Drive and one at the clubhouse.

**Nancy Southard moved and Pat Paxson seconded the motion for the expenditure of \$950.00 to remove the three dead trees. The motion passed unanimously.**

Leo Reger said the Shuffleboard Court will be revisited and the Property Committee will seek additional bids and make a recommendation to the Board.

**Pat Paxson moved and Mary L’Heureux seconded the motion to accept the Property report. The motion passed unanimously.**

**COMMUNICATIONS COMMITTEE** – Ted Ackley said most people don’t get to see the Communications Report so he read it aloud. He had nothing to add to his report.

**Pat Paxson moved and Nancy Southard seconded the motion to accept the Communications Committee report as written. The motion passed unanimously.**

**TREASURER’S REPORT** – Pat Paxson made a correction to the written report under “Notables”. It should say 13 owners have a balance of \$50.00 or less not 13 owners have miscellaneous balances of \$50.00 - \$149.00. Pat said overall Myrtle Trace HOA is in good financial shape.

**Mary L’Heureux moved and Bill Fox seconded the motion to accept the Treasurer’s report with the correction stating 13 homeowners have a balance of \$50.00 or less. The motion passed unanimously.**

## **OLD BUSINESS:**

- **Vote on ARC updated decoration guidelines** – ARC is recommending this statement be added to the existing guideline regarding decorations on page ten under Lawn Ornaments. “Holiday decorations that emit sound or excessive lighting (example: mechanical devices, inflatables and spotlights) shall be turned off between 11:00 p.m. and 7:00 a.m. as a courtesy to our neighbors.”

**Nancy Southard moved and Bill Fox seconded the motion to approve the addition to the ARC guideline regarding holiday decorations. The motion passed unanimously.**

Nancy Southard said this addition to the ARC guideline is effective as of today and will be published in the next issue of the “News and Views”.

- **Clubhouse Status** – Donna Ebling said the Board will continue with limiting the number of people in the clubhouse to 50 and masks must be worn. Nancy Southard said only Myrtle Trace residents are allowed in the clubhouse at this time. Bill Fox said he hopes everyone will be very careful in making their decisions. We do not need this virus spreading through our community.
- **Security and Surveillance of Clubhouse Parking Lot** – Herman Rebocho and Thor Kongvold spoke on this. Herman presented the Board with a proposal. Thor said they also had HTC come and give them a quote to run the cable. They feel the bid Herman and Thor presented to the Board is better. All the purchasing and work will be done in-house. They will ask for a few more volunteers when the time comes. The Board’s concern is with who will be the administrator for this and the back-up person. Bill Fox asked if Thor and Herman were sure this would all be up to code if the county has to come in for some reason. Nancy Southard said the Board will check the code. Thor Kongvold and Herman Rebocho were commended for doing such a thorough research job on this project.

**Nancy Southard moved and Bill Fox seconded the motion to approve the proposed bid of \$638.00 for the clubhouse parking lot security and surveillance if the code is in agreement with this. The motion passed unanimously.**

## **NEW BUSINESS:**

- **Budget 2021 (Vote)** – Pat Paxson brought up the issue of the Shuffleboard Court amount stated in the budget. Jim Luneke said \$2,200.00 is the correct amount to be used.

**Pat Paxson moved and Mary L’Heureux seconded the motion to approve the proposed 2021 Budget. The motion passed unanimously.**

- **Hurricane Season** – Donna Ebling said Hurricane season is still with us but this time of year is usually not the worst time for them around here. We have been very fortunate.
- **Nominating Committee** – Mary L’Heureux said the committee has three candidates for the one upcoming open position on the Board. The three candidates will be announced at the December Board meeting.
- **Annual Meeting Logistics** – Donna Ebling said the Annual Meeting will be very different this year. It will be held at the clubhouse with a very limited number of residents allowed inside. A phone connection is being made available for residents to be able to hear the meeting. More information will be released in January before the February meeting.

- **Flood Survey** – Out of 518 homes in Myrtle Trace, 106 responses were received. 46 of these residents have flood insurance, 60 do not. A few who do not currently have flood insurance are considering purchasing it.
- **HTC** – Donna Ebling said HTC will be in the neighborhood running new cable. It should not affect anyone's service.
- **Roadwork** – Tom Gray spoke about the work to be done on the cul de sac's of Beechwood Lane and Berry Tree Lane. The temperature must be at least 50 degrees outside to do the work and it should take two days to complete it. Residents in that area will need to make arrangements to park elsewhere during that time. They will be notified in advance of work starting.

**CORRESPONDENCE:** None

**MEETING RECAP:** Five minutes per person.

- ❖ Herman Rebocho discussed the Shuffleboard Court again. He thinks the measurements are incorrect and need to be looked at again. Donna Ebling asked Leo Reger to double check the measurements.
- ❖ Thor Kongvold thanked the Hardee crew and any resident volunteers who helped to put the sump pump in. Thor said this is not Hardee's job and when asked to do something extra they always show up.
- ❖ Jim Luneke, Myrtle Trace Administrative Consultant, said resident dues are still \$85.00. There are some residents who are still paying the old dues amount of \$82.50. If you know of a friend or neighbor who is unaware of the correct amount, please inform them that dues are \$85.00 a month.
- ❖ Pat Hosford expressed special thanks to Thor Kongvold and Herman Rebocho for all their work on the clubhouse security and surveillance project. It will be a huge asset to the community and to people who visit. She said the ARC Committee would be happy to help in any way.

**REMARKS FOR THE GOOD OF THE ORDER:**

Donna Ebling said thank you to Bill Alexandra for the electrical work he did at the clubhouse and to the Singles Group and Susan Kongvold for food donations. She thanked Herman Rebocho and Thor Kongvold for the security information and thanked Herman Rebocho, Thor Kongvold, Paul Salas, Roger Kirschner, Ginger Salas and Rich McEvoy for the work they did constructing a path to the Bocce Ball Court and Basketball Court and for power washing the bocce ball area and horseshoe pit. She also thanked Hardee's crew. Nancy Southard said she is thankful we have a Myrtle Trace family. A lot of people cannot spend Thanksgiving with their own families this year. She hopes a lot of the new residents will continue to attend Board meetings and consider volunteering. Volunteers keep us all going. Pat Paxson thought this meeting was very uplifting as it showed how dedicated people are to this community.

**Nancy Southard moved and Bill Fox seconded the motion to adjourn the meeting at 10:30 a.m. The motion passed unanimously.**

Respectfully submitted,  
Diane Gascoigne, Recording Secretary