

MYRTLE TRACE HOMEOWNERS ASSOCIATION
CONWAY, SOUTH CAROLINA
BOARD OF DIRECTORS MEETING – November 17, 2021

CALL TO ORDER: Pat Paxson called the meeting to order at 9:00 a.m.

ATTENDANCE: *Board Members:* Pat Paxson, Bill Fox, Nancy Seeds, Nancy Southard and Mary L’Heureux

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

Absent: Liz Maass – Property Committee

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

Also present were: Elizabeth Borkowski, Bob and Donna Ebling, Joe Martin, Thor Kongvold, Debbie Rebocho, Brian McGraw, Bob and Cathy Smith, Thomas Gray, Jr., Barbara Artz

RESIDENT PARTICIPATION: None

NOTE OF PASSING RESIDENTS:

Earl Lee of 142 Myrtle Trace Drive passed away on October 22, 2021
Beverly Thompkins of 213 Cedar Ridge Lane passed away on October 24, 2021
George Thompson of 159 Myrtle Trace Drive passed away on October 25, 2021
Henry Baker of 208 Butternut Circle passed away on November 11, 2021

NOTE OF NEW OWNERS:

Maxine Monte purchased 213 Cedar Ridge Lane on October 18, 2021
Dave Yockey purchased 110 Mayberry Lane on October 22, 2021. He currently lives at 109 Mayberry Lane.
Joseph and Grace Stoddard purchased 221 Beechwood Court on November 2, 2021

APPROVAL OF MINUTES:

Nancy Southard moved and Nancy Seeds seconded the motion to accept the minutes of the October 20, 2021 Board of Director’s meeting. The motion passed unanimously.

ACTIVITIES COMMITTEE: Santo Perry reviewed upcoming events for November and December.

Nancy Seeds moved and Mary L’Heureux seconded the motion to accept the Activity Report as written. The motion passed unanimously.

ARCHITECTURAL REVIEW COMMITTEE – Pat Hosford said there are two agendas for review.

Mary L’Heureux moved and Nancy Seeds seconded the motion to accept the ARC Reports as written. The motion passed unanimously.

PROPERTY COMMITTEE – Cathy McElroy reported in Liz Maass' absence. Cathy gave the Board an estimate from Mr. D's Tree Service. The first item for tree trimming at \$300.00 was tabled for now; the other four items were approved for a total of \$475.00.

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

COMMUNICATIONS COMMITTEE – Ted Ackley reviewed his report.

Nancy Southard moved and Bill Fox seconded the motion to accept the Communications Committee Report. The motion passed unanimously.

TREASURER'S REPORT – Nancy Southard said Myrtle Trace continues to be in sound financial condition for 2021. She said we have been most fortunate this year that we had no hurricanes affecting our area.

Nancy Seeds moved and Mary L'Heureux seconded the motion to accept the Treasurer's Report as written. The motion passed unanimously.

Pat Paxson reported that a resident of Myrtle Trace had a stroke recently and no one knew who to contact. Pat was contacted by the hospital and she inquired of neighbors if they knew of the person's family and how to contact them. No one knew. This was very distressing and Pat suggests putting something in the "News and Views" telling residents if they have a neighbor who lives alone to please encourage them to share a house key and contact information for emergencies. Nancy Southard said she would encourage residents to also make a copy of the Emergency Contact Form supplied in your homeowner's book and submit it. Nancy Seeds said there is also a form to keep on your refrigerator that provides medicines taken and contact information if someone needs to go into a home and assist.

NEW BUSINESS:

- **MTHOA Annual Meeting** – Bill Fox said the annual meeting will be on February 5, 2022 at 2:00 p.m. at HGTC. He asked everyone to encourage their neighbors to attend and vote. Early registration for those with proxies will again be available the Friday before at the clubhouse from 4:00 p.m. to 7:00 p.m.
- **MTHOA Board Meeting on Zoom** – Pat Paxson said a resident requested having the Board meetings on Zoom as was done once in the past. It was decided not to do this as it did not work well the last time due to too much background noise.
- **Back Gate Camera** – Nancy Southard said after meeting with the Property Committee it was decided this was not a good idea. The Myrtle Trace attorney suggested placing a sign at the back gate saying we are under video surveillance. Nancy Seeds showed the signs which are reflective and say we are under 24 Hour Surveillance. Wi-Fi was also discussed. Nancy

Seeds said it is more than putting up a camera and connecting to Wi-Fi; it is a particular type of camera

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needed and a recorder and weather proof box for the camera. The cost would be approximately \$3,000.00. In checking, most other communities do not use cameras.

- **Gate Decals** – Nancy Seeds said the Board is adding verbiage to the decal information. She read it aloud to everyone. It concerns non-resident usage of the decals. It will be posted in the “News and Views” and she hopes it will answer any questions people have about the decals.
- **Nominating Committee** – Bill Fox said this was the first year of the new set-up for the committee and it worked well. There are nine people on the committee. Each Myrtle Trace committee is represented along with three other residents. Bill said they have a full slate of candidates who will be announced at the December Board meeting. Candidates will once again be invited to the January Board meeting to be introduced and make comments if they wish.
- **Traffic Light** – Ted Ackley said from his house he can see both gates and 75% of all cars turn left onto Myrtle Ridge Drive. With all the new houses and construction vehicles, the traffic is going to get much worse and cause more problems for exiting our community. He would like to encourage the Board to talk to the county about a traffic light. Pat Paxson said on December 7, 2021 the Board meets with our City Councilman, Mr. Vaught, and they will bring it up then.

CORRESPONDENCE:

A thank you note and seeds to be planted were received from Sarah Parker and the family of Cecile Britt and Audrey Pratt.

A thank you note was received from Richard and Jennifer Britt for our donation to the American Cancer Society.

MEETING RECAP:

- Donna Ebling of 121 Laurelwood Lane suggested also putting a stack of the Emergency Contact forms in the clubhouse where they could be readily filled out and dropped in a box. Nancy Seeds said she could also give another copy to residents when they come for their decals and request they fill them out. Pat Hosford suggested having them at each New Resident Orientation. Nancy Southard said they will also be inserted into the December issue of “News and Views”. Nancy Seeds said it should be stressed that this information is confidential, not shared with anyone and for emergency use only. Brian McGraw suggested utilizing Phase Reps but Pat Hosford pointed out the only Phase Reps are ARC and Property Committee members. They are separate from the Board. There was much discussion and many suggestions on this. Bill Fox said he feels we should try the first couple of recommendations and see how it works. Then, if we need to, we can do something else. Nancy Southard said we do have to respect the wishes of those residents who don’t want to fill

out the forms because they think the information is no one else's business. Mary L'Heureux said she is currently the person who maintains this contact information and it is locked up at all times. Nancy Southard said there is also another Emergency Contact form that can be posted on resident's refrigerators which lists contact information and medications taken. This is so first-responders will have the necessary information to help the individual.

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REMARKS FOR THE GOOD OF THE ORDER:

Nancy Southard said she is thankful that many people will once again be able to spend Thanksgiving with their families and she hopes everyone has a great Thanksgiving. Nancy Seeds thanked the Activity Committee for all their work on the Thanksgiving dinner at the clubhouse. Mary L'Heureux reiterated this and said it is nice to see the tradition continue. Safe travel to all those going away. Pat Paxson told everyone to have a wonderful Thanksgiving and thank you for coming. She said she truly appreciates everything all the volunteers do in our community.

Bill Fox moved and Nancy Seeds seconded the motion to adjourn the meeting at 10:00 a.m. The motion passed unanimously.

Respectfully submitted,
Diane Gascoigne, Recording Secretary
