

MYRTLE TRACE HOMEOWNERS ASSOCIATION
CONWAY, SOUTH CAROLINA
BOARD OF DIRECTORS MEETING – October 20, 2021

CALL TO ORDER: Bill Fox called the meeting to order at 9:04 a.m. in Pat Paxson's absence

ATTENDANCE: *Board Members:* Bill Fox, Nancy Seeds, Nancy Southard and Mary L'Heureux

Absent: Pat Paxson - President

Committee Chairpersons: Ted Ackley - Communications Committee, Pat Hosford– Architectural Review Committee, Liz Maass – Property Committee, Cathy McElroy – Property Committee

Absent: Santo Perry – Activities Committee

Absent: Diane Connelly – Architectural Review Committee

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

Also present were: Elizabeth Borkowski, Donna Ebling, Terry Eisenhardt, Debbie Rebocho, Brian McGraw, Joe Martin, Dan Schaffer, Mary Johnsen and John Nyahay

RESIDENT PARTICIPATION:

None

NOTE OF PASSING RESIDENTS:

Joan Martin (mother of Terry Fink) of 102 Juneberry Lane passed away on September 24, 2021

Edward Whalen of 208 Cedar Ridge Lane passed away on October 3, 2021

NOTE OF NEW OWNERS:

Linda Boyd purchased 1209 Loblolly Lane on July 29, 2021

John and Laura Shandra purchased 112 Juneberry Lane on September 8, 2021

Fred Schoerner and Barbara Covitz purchased 110 Birchwood Lane on September 9, 2021

Glen Curnow and Sylvia Rivera Curnow purchased 231 Wedgewood Lane on September 24, 2021

Shirley McKay purchased 120 Laurelwood Lane on September 30, 2021

Kathleen Hughes and Teresa St. John purchased 215 Candlewood Drive on September 30, 2021

James Pace and Judith Rubens purchased 119 Juneberry Lane on October 6, 2021

Peter Roth and Judy Koudelka purchased 101 Ashwood Circle on October 12, 2021

Don Jans purchased 223 Candlewood Drive on September 30, 2021

APPROVAL OF MINUTES:

Nancy Southard moved and Nancy Seeds seconded the motion to accept the minutes of the September 15, 2021 Board of Director's meeting. The motion passed unanimously.

ACTIVITIES COMMITTEE – Debbie Rebocho reported in Santo Perry's absence. She reviewed upcoming events.

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

Minutes – Myrtle Trace Board of Directors Meeting, October 20,

2021

Page Two

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

Nancy Southard moved and Nancy Seeds seconded the motion to accept the ARC Reports as written. The motion passed unanimously.

Pat Hosford said Linda Moore has resigned from the ARC Committee and they do have a replacement.

PROPERTY COMMITTEE – Liz Maass gave the Board copies of a request for approval for \$500.00 to remove a tree on Juneberry Lane.

Nancy Southard moved and Nancy Seeds seconded the motion to approve the expenditure of \$500.00 to remove a tree at 119 Juneberry Lane. The motion passed unanimously.

Liz Maass also gave the Board a request for \$2,192.00 to purchase two new arms and two sets of brackets for the back gate. Liz said this is the third time in three months they have had to be replaced. The ones they purchase now will be held as back-up for future situations.

Nancy Southard moved and Nancy Seeds seconded the motion to approve the expenditure of \$2,192.00 for two new gate arms and brackets. The motion passed unanimously.

Liz Maass said Gary Cooper has resigned from the Property Committee and Brian McGraw will be his replacement.

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

COMMUNICATIONS COMMITTEE – Ted Ackley welcomed Donna Ebling as a new Myrtle Trace Greeter as of October 1, 2021. Donna is replacing Kathy Gerhart who has resigned.

Nancy Southard moved and Mary L'Heureux seconded the motion to accept the Communications Committee Report. The motion passed unanimously.

TREASURER'S REPORT – Nancy Southard said September 30, 2021 ended the third quarter of the fiscal year and Myrtle Trace continues to be in sound condition. The lakes and the pool were over budget and not included in the 2021 budget. They are covered, however, in our designated fund. 2021 should end on the budget projected.

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

Minutes – Myrtle Trace Board of Directors Meeting, October 20,
2021

Page

Three

OLD BUSINESS:

- **Rental Agreement – Removal of the term “Sub-lease” from the Agreement** – This was posted previously in the “New and Views”.

Nancy Southard moved and Nancy Seeds seconded the motion to remove the term “Sub-lease” from the Owner/Tenant Rental Agreement. The motion passed unanimously.

- **Nominating Committee Update/Annual Meeting** – Bill Fox said the Annual Meeting will be held on February 5th, 2022 at Horry Georgetown Technical College. Hopefully this will not change. Bill said it has been difficult getting residents to agree to serve on the Board. The Committee is still at work.

NEW BUSINESS:

- **Approval of 2022 Budget – Nancy Southard, Treasurer** – Nancy Southard explained the process involved in preparing the budget. A Myrtle Trace resident suggested raising the Capital Contribution amount to help with funds. The Board decided there is enough money in our funds and will not have to raise the Capital Contribution amount for 2022. Road patching and retaining walls saw a sizeable increase compared to previous years. There are to be raises for some Myrtle Trace Contract Employees. Nancy Southard thanked Jim Luneke for his assistance and patience during the budget process. Best of all, there will be no dues increase in 2022.
- **Property Committee Secretary Position – Nancy Southard** – Nancy said this new position is incorporated in the 2022 Budget at a rate of \$75.00 per month. There are a few added responsibilities to the position. A job description will be posted in an upcoming “News and Views” and anyone interested may submit their resume to Pat Paxson by the end of November, 2021.

Nancy Seeds moved and Mary L’Heureux seconded the motion to submit this article to the “News and Views”. The motion passed unanimously.

- **Zoning Request Withdrawal** – Nancy Southard said this zoning request was for the area on Myrtle Ridge Road by Lakeside Crossing and it has been withdrawn. The plan was to build apartments or condos in this area. This is not the first time a zoning request has been made

for this area. Lakeside Crossing is as opposed to this rezoning as Myrtle Trace is due to possible future flooding. Lakeside has already had flooding problems.

- **Alligators** – Bill Fox said an alligator has been spotted on Timberline Drive. He contacted DNR and they informed him they only come out if a human has been attacked and then most likely would not be able to locate the alligator again. Bill warned everyone to be very careful if you are walking, especially at night.

CORRESPONDENCE: None

Minutes – Myrtle Trace Board of Directors Meeting, October 20,
2021

Page

Four

MEETING RECAP:

- Pat Hosford asked if there was anything different that could be done with the gate arms that would make them less vulnerable to breaking. Nancy Seeds said the new arms will be made of aluminum. She also said the new brackets are different and maybe they will help make a difference. Nancy Seeds will investigate to find ways to improve this situation. Nancy Southard said Brian McGraw of the Property Committee works with the gates so he should be involved as well.
- Elizabeth Borkowski brought up the fact that three months of Board minutes are not posted on the website. September minutes would not have been passed until today and the Board Secretary told the Board the other minutes had all been sent to the appropriate people to place on the web.
- John Nyahay of Boxwood Lane is a fairly new resident and said he is grateful to be here. He asked if any consideration had ever been given to holding a community yard sale. Cathy McElroy answered as a past-president that the idea had been turned down in the past because of all the police cars and emergency vehicles that are in our area frequently. It could cause a traffic problem. John Nyahay proposed holding it in the clubhouse area exclusively. Bill Fox suggested he take his idea to the Activities Committee; however, traffic is always a concern. John Nyahay also asked if speed bumps had ever been considered. He was told they have been addressed many times and the Board has talked with other communities who have them. They all said they do not do much good. People slow down for the speed bump but then speed right back up.

REMARKS FOR THE GOOD OF THE ORDER:

Mary L'Heureux thanked everyone for coming. Nancy Seeds said residents will be seeing a change in the "News and Views" format to include information in each issue that may be helpful to those residents who do not attend Board meetings. Myrtle Trace resident, Carol Blonowicz, will become Assistant Editor of the "News and Views". Nancy Southard said she was glad no one was upset that there was no increase in our HOA dues in the 2022 budget.

Nancy Southard moved and Nancy Seeds seconded the motion to adjourn the meeting at 9:48 a.m. The motion passed unanimously.

Respectfully submitted,
Diane Gascoigne, Recording Secretary
