

**MYRTLE TRACE HOMEOWNERS ASSOCIATION
CONWAY, SOUTH CAROLINA
BOARD OF DIRECTORS MEETING – December 21, 2022**

CALL TO ORDER: Nancy Southard called the meeting to order at 9:00 a.m.

ATTENDANCE: *Board Members:* Nancy Southard, Bill Fox, Bob Ebling and Susan Granger

Absent: Nancy Seeds

Committee Chairpersons: Pat Hosford– Architectural Review Committee, Bob Smith – Activities Committee, Cathy McElroy – Property Committee

Absent: Liz Maass – Property Committee, Diane Connelly Lynch – Architectural Review Committee, Mary Johnsen - Communications Committee

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

Also present were: Donna Ebling, Brian McGraw, Ted Ackley, Debbie Rebocho, Herman Rebocho, and Darryl Rhodes

RESIDENT PARTICIPATION: None

NOTE OF PASSING RESIDENTS:

Deana Haskin of 103 Moss Circle passed away on September 14, 2022
Janice Hall of 118 Laurelwood Lane passed away on October 30, 2022
Shirley Powell of 188 Glenwood Drive passed away on November 13, 2022
Patti Dugan of 232 Cricket Court passed away on November 17, 2022
Chris Terhune of 123 Boxwood Lane passed away on December 18, 2022
Bob Mogel of 105 Juneberry Lane passed away on December 18, 2022

NOTE OF NEW OWNERS:

Howard and Claudia Kulp purchased 102 Moss Circle on November 15, 2022
James and Cynthia Polakiewicz purchased 155 Myrtle Trace Drive on November 18, 2022
Jerry and Margot Pepin purchased 210 Butternut Circle on December 8, 2022
Thom as Crowe purchased 118 Cedar Ridge Lane on December 8, 2022

APPROVAL OF MINUTES:

Susan Granger moved and Bob Ebling seconded the motion to accept the minutes of the November 16, 2022 Board meeting. The motion passed unanimously.

ACTIVITIES COMMITTEE - Bob Smith reviewed upcoming events including a lecture series beginning in 2023. Speakers will include specialists on things that relate to our needs and the needs of our community.

Bill Fox moved and Susan Granger seconded the motion to approve the Activities Report as written. The motion passed unanimously.

ARCHITECTURAL REVIEW COMMITTEE – Pat Hosford said there are two reports to review. Nancy Southard asked, referring to the November 14th report, “are you changing the type of shingles used?” Pat replied they were not; they have obtained samples of shingles they did not have. Some manufacturers have changed the names of their shingles the same way Sherwin Williams did with their paint colors. Nancy Southard also asked about construction on retaining walls. Pat said it will begin after the new year – it should be the week after New Year’s. The areas to be done are Lake Hummingbird, Lake Vireo and Lake Sparrow.

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

PROPERTY COMMITTEE – Cathy McElroy said the replacement glass table top has been received. She said two people should put the heavy table extenders on top of the glass as they are too heavy for one person and that is how the glass is breaking.

Bill Fox moved and Bob Ebling seconded the motion to accept the written Property Committee Report. The motion passed unanimously.

COMMUNICATIONS COMMITTEE – Ted Ackley read the Communications Report in Mary Johnsen’s absence. The next “News and Views” will be delivered on January 4, 2023.

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

TREASURER’S REPORT – Susan Granger reported in Nancy Seed’s absence. She said as of November 30, 2022, Myrtle Trace continues to be in good shape.

Bill Fox moved and Bob Ebling seconded the motion to accept the Treasurer’s Report as written. The motion passed unanimously.

OLD BUSINESS: None

NEW BUSINESS:

- **Holiday Concert** – Nancy Southard said after two years, the Myrtle Trace Chorus came back strong with a great concert. She thanked all of them for a great evening.
- **Slate of Candidates for 2023** – Bill Fox expressed thanks to the Nominating Committee for having a full slate of candidates which is unusual. There are five candidates: Pat Hosford, Cathy McElroy, Deborah Rebocho, Darryl Rhodes and Alex Stroger.
- **Annual Meeting Packets** – These will be distributed on Saturday, January 7, 2023. Please call Mary Johnsen or Joe Martin if you will not be home and arrangements will be made to get your packet to you. Nancy Southard said this year Committee Reports will be included in the Annual Report packets to save time reading them at the Annual Meeting.

- **Annual Meeting** – The Annual Meeting will be held on February 4, 2023 at 2:00 p.m. at HGTC. If you will not be attending the meeting, we ask you to give your proxy to a homeowner who will be attending. For those holding proxies for other homeowners, we encourage you to pre-register. Pre-registration will be at the clubhouse on February 3rd from 4:00 p.m. until 6:00 p.m.
- **Hardee Contract** – A five-year contract has been signed with Hardee Maintenance. Nancy Southard said we are very fortunate to have a group that treats Myrtle Trace like their own community.
- **Neighbor to Neighbor Kindness** – There have been reports of dogs running free on the golf course which is not allowed. Please honor this request as we have a good working relationship with the golf course and we would like this relationship to be maintained. The Board has had many calls regarding barking dogs. Please ask your neighbor to be considerate and bring their dog in when barking for a long period of time. We have also had calls about dogs running free in Myrtle Trace. We don't want any dogs to be hit by a car while running free in our community. In the November newsletter we suggested things you could do to discourage prowlers. In the same article, we said you should check with your neighbor to make sure the wattage so high that it affected your neighbor.
- **Area HOA Presidents' Meeting** – Nancy Southard said several presidents of area HOA groups including Myrtle Trace, Myrtle Trace South, Forrest Lake, Myrtle Trace Grande, Willow Trace and Ridge Point meet quarterly. The development on Myrtle Ridge Drive, the noise related to it and the increase in traffic on Myrtle Ridge Drive are current common issues. We are concerned about the frontage road being an area where strip malls will be constructed and adding even more noise to our area. We would like to see some type of noise barrier constructed. We discussed these concerns before Mikey Masciarelli, the newly elected District 8 County Councilman, arrived. He talked to us about his background and things he had done while on the Planning Board in Horry County. We mentioned some of our concerns but didn't get into details.
- **Anti-Semitic Literature** – Nancy Southard said every community off Burning Ridge Road got these. She read a statement from the Board regarding this and it will be in the next "News and Views". The Board would also like to release this statement to three area newspapers. Nancy asked if anyone was opposed and no one was.

CORRESPONDENCE:

The Board received a note from Ella Kirker thanking everyone for 30 years of good friends and a well-run homeowner's association.

MEETING RECAP:

- Cathy McElroy raised a question concerning getting out of Myrtle Trace Drive onto Myrtle Ridge Drive. Nancy Southard said she also asked Councilman Mash about buses on Myrtle Ridge Road as other communities will not be age restricted.
- Cathy McElroy thanked the Board for their statement on antisemitism and she appreciates it going into the newspapers.

- Jean Hohenberger asked what is happening across the street from us on Myrtle Ridge Road. Nancy Southard responded it will possibly be a Vine's showroom or a medical facility. She would guess it would be Vines since Singleton Ridge Road currently has all the medical facilities on it. She added that as soon as the Board knows something, they will let everyone know.

Merry Christmas, Happy Hannukah and Happy New Year. Safe travels if you are going away.

Bill Fox moved and Bob Ebling seconded the motion to adjourn the meeting at 9:38 a.m. The motion passed unanimously.

Respectfully submitted,
Diane Gascoigne, Recording Secretary

