

**MYRTLE TRACE HOMEOWNERS ASSOCIATION  
CONWAY, SOUTH CAROLINA  
BOARD OF DIRECTORS MEETING – JULY 17, 2024**

**CALL TO ORDER:** Bob Ebling called the meeting to order at 9:02 a.m.

**ATTENDANCE: *Board Members:*** Bob Ebling, Susan Granger, Debbie Rebocho, Darryl (Dusty) Rhodes and Ted Black

***Committee Chairpersons:*** Pat Hosford– Architectural Review Committee, Joe Bastian – Property Committee, Mary Schaeffer – Communications Committee and Fred Shields – Activities Committee

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

***Also present were:*** Donna Ebling, Pat Paxson, Tom Gray, Jr., Nancy Seeds, Nancy Southard, Dan Schaeffer, James Luneke, Peter Bevan, Diane LaPlante, Tina Hurly and Terry Eisenhardt

**RESIDENT PARTICIPATION:**

Nancy Seeds, Past Board President, made a pitch for attendance at the upcoming “Get on Board” meeting on July 28, 2024 from 2:00 p.m. until 4:00 p.m. This meeting is led by the Past President’s Council and is done to inform residents of how the Myrtle Trace Board functions and why it does the things it does. This will be a casual meeting with the purpose of letting people know what to expect if they choose to run for the Board. Nancy asked everyone in attendance to spread the word to friends and neighbors.

**NOTE OF PASSING RESIDENTS:**

Thomas Crowe of Cedar Ridge Lane passed away on July 8, 2024

Betty Ackley of Juneberry Lane passed away on June 4, 2024

**NOTE OF NEW RESIDENTS:**

Patricia Davis and Robin Billington purchased 181 Myrtle Trace Drive

Carolyn Starkey purchased 104 Berry Tree Lane

Greg Spellman (formerly of 104 Berry Tree Lane) purchased 107 Cedar Ridge Lane

Margaret Sones purchased 107 Moss Circle

Laura and Randal Soeder purchased 118 Mayberry Lane

Eric and Linda Bartko purchased 251 Candlewood Drive

**APPROVAL OF MINUTES:**

**Dusty Rhodes moved and Susan Granger seconded the motion to accept the minutes of the June 19, 2024 Board meeting. The motion passed unanimously.**

**ACTIVITIES COMMITTEE –** Fred Shields said the Activities Committee did not meet in July. He reviewed past and upcoming events.

**Susan Granger moved and Debbie Rebocho seconded the motion to accept the Activities Committee Report as written. The motion passed unanimously.**

**ARCHITECTURAL REVIEW COMMITTEE –** Pat Hosford asked the Board for any questions concerning her written reports.

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

Pat then presented the Retaining Wall Budget for 2025 to the Board and a request from ARC for a proposed change to the ARC guidelines concerning driveway paint colors. Pat explained that suppliers have changed the names of their colors so ARC must change their names as well in the ARC Guidelines. The ARC Committee is also adding two new colors; a lighter gray and a lighter tan.

**PROPERTY COMMITTEE** – Joe Bastian discussed pond levels and the extreme drought. He explained a situation regarding the removal of a tree on common ground by the front entrance.

**Susan Granger moved and Debbie Rebocho seconded the motion to accept the Property Committee Report as written. The motion passed unanimously.**

**Susan Granger moved and Debbie Rebocho seconded the motion to accept a bid from “All Cuts” to remove the tree on Myrtle Trace Drive near the front entrance for \$500.00. The motion passed unanimously.**

**COMMUNICATIONS COMMITTEE** – Mary Schaeffer submitted the committee’s 2025 budget to the Board. Mary informed the Board that Nancy Seeds will take care of posting death notices until a replacement is found for Cathy.

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

**TREASURER’S REPORT** – Bob Ebling gave the report for Debbie Rebocho. Myrtle Trace continues in sound financial condition and the Board will be crunching for the 2025 budget soon.

**Susan Granger moved and Dusty Rhodes seconded the motion to accept the Treasurer’s Report as written. The motion passed unanimously.**

**OLD BUSINESS:**

- **Myrtle Trace Drive Paving** – The repaving is complete and was finished ahead of schedule. No residents were inconvenienced.
- **Accepting Applications for the AP Contractor** – The Board is still accepting applications for this position until July 19, 2024.
- **Nominating Committee** – Two new members of the Board will be elected at the Annual Meeting set for February 1, 2025. The Nominating Committee is beginning the search for candidates.
- **Final Budget Proposals** – Final proposed budgets should be completed and submitted to the Board by August 31, 2025.

**NEW BUSINESS:**

- **The Beavers are Back** – The Horry County Stormwater Department has been contacted. The Board is also working with Horry County to find a way to maintain the brush along Myrtle Trace 's side of the ditch.
- **The Communications and Activities Committees** – These committees are continuing to sponsor informational sessions with community organizations. The next session will be conducted by Ken Wierman and Henry Harrison, emergency management specialists and Myrtle Trace residents.
- **Community Residents** – Myrtle Trace residents are encouraged to report unusual or suspicious activities in a timely manner. Several incidents have been reported to the Board or Neighborhood Watch hours after the incident occurred. Others have not been reported to the police. There is little chance to assist a homeowner if reporting is delayed.
- **Inquiry** – The Board received an inquiry from a concerned resident whose dog drank from the sprinkler system along Myrtle Trace Drive and experienced digestive problems. Bob Ebling encouraged residents not to allow their pets to drink the water from the irrigation system on common ground due to the fact that it comes from the retention ponds with all the inherent chemicals and algae.
- **Pets** – Please remind summer visitors to pick up after their pets.
- **Assistant** – An assistant is needed to fill in for Carol Blonowicz when she is unable to prepare and publish the “News and Views”. A request will be placed in the upcoming issue of “News and Views”.

**CORRESPONDENCE:** Acknowledgements and thanks were received from :

Trinity United Methodist Church for our donation in memory of Audrey Johnson.

**Dusty Rhodes moved and Debbie Rebocho seconded the motion to adjourn the meeting at 9:50 a.m. The motion passed unanimously.**