

MYRTLE TRACE HOMEOWNERS ASSOCIATION
CONWAY, SOUTH CAROLINA
BOARD OF DIRECTORS MEETING – January 18, 2023

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 Nancy Seeds

Absent: Susan Granger

Committee Chairpersons: Pat Hosford– Architectural Review Committee, Diane Connelly Lynch – Architectural Review Committee, Bob Smith – Activities Committee, Liz Maass – Property Committee, Cathy McElroy – Property Committee, Mary Schaeffer - 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: Dan Schaeffer, Joe Martin, Donna Ebling, Brian McGraw, Ted Ackley, Debbie Rebocho, Herman Rebocho, Peter Bevan, Jim Hayes, Terry Eisenhardt, Jim Freeman, GERALYN and Terry Hartman, Michelle Grandell, Tina Hurly, Tom Gray Jr. and Darryl Rhodes

RESIDENT PARTICIPATION:

- A resident residing on Candlewood Drive had several concerns to discuss. He first thanked the Board for all their hard work. He questioned why guests had to park RVs and trucks on Pear Tree Circle while other communities do not require this. He also asked why trucks could not be left in homeowner's driveways.
- He questioned why an individual was allowed to be a Board candidate while serving as a member of the Nominating Committee. He said, "... the Board appears to be a revolving door of the same 15-20 people going in and out of the Board and select committees. It's a show of control and keeping control of an entire neighborhood of over 518 families by this "clique" or small group of people"!
- His last question was who counts the votes at the annual meeting. Is it an individual or a committee? He stated the election results should be public as to how many votes each candidate received.
- The Board responded to each item. Nancy Southard said Myrtle Trace is governed by covenants which were written in 1983. When someone moves into Myrtle Trace they agree to follow and abide by the covenants. The covenants clearly state trucks are prohibited on the properties. Years ago, a Board decided to allow a homeowner to own a truck if kept in the garage where it wouldn't be seen. New homeowners, who own a truck, are allowed to park the truck in their driveway for one week while clearing their garage of furniture that will be going into the house. Nancy also explained there has been a policy allowing homeowners to get a pass for their overnight visitors to park on Pear Tree Circle. There were a couple of instances last year where overnight guests, who owned a camper or an RV, resided in the vehicle instead of in the residence of the homeowner they were visiting. The Board passed a policy clarifying that the privilege of overnight guest parking for a camper, truck or RV was for parking only; as we are not an RV park. Nancy also explained the whole process of how complaints are received and handled.

- Nancy said there is a committee that counts the votes at the Annual Meeting, handles pre-registration and registration; they are not part of the Board. She explained how candidates are chosen for the Board. Bill Fox explained the Nominating Committee and how it works. The committee asked 23 residents to run for the Board last year and twenty said no. Even after all that, one person withdrew their name at the last minute. Bill Fox said they asked several people this year but not as many. Bill explained the individual was notified in advance that her name would be offered as a potential candidate, she immediately recused herself from that and any future meetings of the Nominating Committee. The resident interjected he would like the names of people running for the Board vacancies and how many votes they received be made public. Nancy Southard explained that the count had always been confidential but last year a policy was passed permitting a candidate only to ask for this information regarding total vote count and the number of votes he/she received.

NOTE OF PASSING RESIDENTS:

Susan Woodruff of 215 Wedgewood Lane passed away on December 30, 2022.

NOTE OF NEW OWNERS:

Robert and Joan Thamsen purchased 1219 Loblolly Lane on December 18, 2022.

APPROVAL OF MINUTES:

Bill Fox moved and Bob Ebling seconded the motion to accept the minutes of the December 21, 2022 Board meeting. The motion passed unanimously.

ACTIVITIES COMMITTEE - Bob Smith said the planning for the October 40th Anniversary events has begun. Jean Hohenberger and Nancy Southard, representing the Board, are the co-chairs. Jean Hohenberger had the idea for a lecture series and the first one will be held this Sunday, January 22, 2023 on Bluebirds. A representative from the Bluebird Society will be the guest speaker. On February 26th, a horticulturist from Clemson will speak on trees and plants good for planting in our area. Bob reviewed other upcoming events. Nancy Southard said she will not be the Board's representative as she will no longer be on the Board. It will be up to the new Board.

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

ARCHITECTURAL REVIEW COMMITTEE – Pat Hosford said there is one agenda for review. She also submitted to the Board a compiled list prepared by Terry Eisenhardt of all the homeowner requests for 2022. Pat also presented an ARC Guideline change for approval concerning the color names of roofing materials. The shingles are the same; the company just changed the names.

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

PROPERTY COMMITTEE – Liz Maass asked the Board if there were questions on the written report and there were none. Liz submitted a request for the removal of some trees on Berry Tree and Boxwood and needs their decision. Nancy Southard said the cost would be \$925.00 including stump grinding. She also asked that the last name of chair of the Tree Planting Committee be changed from Watkins to Atkins.

Bill Fox moved and Nancy Seeds seconded the motion to approve the tree removals on Berry Tree Lane and Boxwood Circle for the price of \$925.00 to include stump grinding. The motion passed unanimously.

Nancy Seeds had questions on the repaving of Myrtle Trace Drive, Berry Tree Lane and Cricket Court to be done in March. She asked how it was going to be done and what the procedure is for informing the residents living there. Tom Gray, Jr. addressed this. Tom said Palmetto Paving has it's own form of traffic control. They want to do all the milling at one time and once everything is milled it can still be driven on. Tom asks that people respect the workers as they are working. If you are asked to stop, then stop. We have had problems with this in the past. Tom also said he has help to go door-to-door to resident's homes when they know the timeframe for this work to let them know if they must make arrangements to park elsewhere. The roads will have to be closed completely while they are worked on and will be worked on in a specific order. Bob Ebling volunteered to help Tom with notifications.

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

COMMUNICATIONS COMMITTEE – Mary Schaeffer said the deadline for submissions to the next "News and Views" is January 23, 2023.

Nancy Seeds moved and Bob Ebling seconded the motion to accept the Communications Committee Report as written. The motion passed unanimously.

TREASURER'S REPORT – Nancy Seeds said Myrtle Trace continues to be in fine shape.

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

OLD BUSINESS:

- **Introduction of Board of Director's Candidates** – Bill Fox said the candidates are here today to introduce themselves with the exception of Gray Stroger who had a family emergency. Each candidate will be asked to state their name, address, background, why they are running for the Board and what they hope to contribute to the Board. Their biographies were in your Annual Meeting packets. The candidates here today are: Pat Hosford, Cathy McElroy, Deborah Rebocho and Darryl Rhodes. At the conclusion Bill thanked them all.

- **Pre-registration for Annual Meeting** – Bill Fox said we need your proxies. If you are not planning to attend please bring your proxy and your neighbor's to pre-registration on Friday, February 3, 2023 from 4:00 pm to 6:00 pm. at the Clubhouse
- **Annual Meeting** – Registration begins at 1:00 pm and the meeting begins at 2:00pm on Saturday, February 4, 2023 at HGTC.

NEW BUSINESS:

- **Myrtle Ridge Drive** – Nancy Southard said a resident asked the Board to once again address what is happening on Myrtle Ridge Drive. She asked that it be addressed at the Annual Meeting as well. Nancy said the Board has spoken with Councilman Miky Mascarelli and he does not know for sure what is being done; it could be real estate, commercial or a mix. Nancy said noise is one of our major concerns. As far as traffic goes, there will be a round-about where the road has been widened on Myrtle Ridge Drive that leads to Walmart and another round-about on Burning Ridge Road near the county ditch.
- **Gates** – Nancy Seeds said the gates were installed to stop the flow of traffic from Myrtle Ridge Road to Singleton Ridge Road. She explained again that the gate arms will stay up for 15 minutes after an emergency vehicle siren signals for entrance. Unfortunately, the sensor also picks up on other noises such as lawn mowers. Nancy Seeds said let us just be thankful they (the gates) are stuck in an upright position and not down. Nancy Seeds said decals on the cars are good for five years; some last longer. If you purchase a new car, please obtain a new decal as the old one will not work for long after being transferred.
- **Emergency Contact Information** – Bob Ebling spoke in Susan Granger's absence. He said Myrtle Trace keeps a list of emergency contacts for residents in case of emergency so family members can be contacted. This information is kept confidential; it is voluntary to submit this information and is done for your benefit. In addition, Bob said several residents have complained about "The Shopper" being thrown in their driveways. Bob suggested calling the editor of the paper. If this continues to happen, call again.
- **Water Shut-Offs** – Bob Ebling said a lot of us have encountered problems locating our main water shut offs for many reasons. Bob spoke about things we need to know and all will be in the next issue of the "News and Views" along with phone numbers for GSW.
- **Nominating Committee for 2023** – Bill Fox said the Nominating Committee process was approved about four years ago. The committee is to consist of three residents of the community as well as three individuals representing Myrtle Trace Committees. The member's terms are for two years with half of the committee leaving one year and the other half the next year so there is always a flow of old members and new. The Nominating Committee for 2023 is: Donna Ebling, Tom Gray Jr., Linda Moore, Douglas O'Neil, James Parish, Deborah Perry, Nancy Southard and Lee Williams. The Vice President of the MTHOA will serve as chairperson on this committee.
- **2022 Updates – ARC** – If you noticed there was no replacement page for page nine in your updated guidelines, it is because that change was done in 2021 not 2022. You are not missing a page.

- **New Resident Orientation** – The first one for this year will be held on January 29, 2023. If you are interested, please contact Mary Schaeffer (Johnsen).
- **Resignation of Newsletter Printer** – Nancy Southard said our “Energizer Bunny”, Ted Ackley, is resigning from his position as newsletter printer after 28 years. Nancy said Ted did a lot of things that weren’t in his contract as well. The position will be advertised in the “News and Views”.
- **Resignation of Myrtle Trace Directory Printer** – Ted Ackley printed the Myrtle Trace Directory for 28 years. The position will be advertised in the “News and Views”.
- **Application for Newsletter Coordinator Position** - Nancy said the Board discussed how to handle this position going forward and decided the person who does the compiling and the printing should be the same person.
- **Application for Directory Coordinator Position** – There will be one person as the Directory Coordinator.

CORRESPONDENCE: The Board received notice that Diane Connelly Lynch will no longer serve as co-chairperson of the ARC Committee as she is moving away. The Board thanked her and wished her good luck in the mountains.

MEETING RECAP:

- Dan Schaeffer asked if the Board had heard anything more about having a traffic light on Myrtle Ridge Drive at our back entrance. Nancy Southard responded that Forest Lakes also wants a traffic light and that is all we know at this time. Nancy said all communities are very worried about noise and would like some type of noise abatement all along Myrtle Ridge Road and future Board members will continue to follow up on these issues.
- Donna Ebling thanked the Board on behalf of all the committees for their hard work this past year. There is an appreciation breakfast in honor of the Board following this meeting and everyone here is invited to stay.

Bob Ebling moved and Bill Fox seconded the motion to adjourn the meeting at 10:39 a.m. The motion passed unanimously.

Respectfully submitted,
Diane Gascoigne, Recording Secretary

