

**MYRTLE TRACE HOMEOWNERS ASSOCIATION
CONWAY, SOUTH CAROLINA
BOARD OF DIRECTORS MEETING – December 20, 2023**

CALL TO ORDER: Nancy Seeds called the meeting to order at 9:03 a.m.

ATTENDANCE: Board Members: Nancy Seeds, Susan Granger, Bob Ebling, Debi Rebocho and Darryl (Dusty) Rhodes

Committee Chairpersons: Pat Hosford– Architectural Review Committee, Liz Maass – Property Committee, Cathy McElroy – Property Committee, Mary Schaeffer – Communications Committee

Contractors Jean Hohenberger – Accounts Receivable and Diane Gascoigne - Recording Secretary

Also present were: Donna Ebling, Pat Paxson, Dan Schaeffer, Tom Gray, Jr., Herman Rebocho, Fred Shields, Nancy Southard, Jim Luneke, Ann Golden, Joe Bastian, Tina Hurley, Lynda Moore and Elizabeth Borkowski

RESIDENT PARTICIPATION: None

NOTE OF PASSING RESIDENTS:

Nancy Murphy of 107 Moss Circle passed away on November 21, 2023

Doris Wolford of 121 Myrtle Trace Drive passed away on December 15, 2023

NOTE OF NEW RESIDENTS:

Frank and Mary Conrad purchased 245 Cottonwood Lane on December 5, 2023

Roberta Payne purchased 126 Birchwood Lane on December 6, 2023

Christopher and Deborah Allan purchased 218 Cedar Ridge Lane on December 8, 2023

APPROVAL OF MINUTES:

Dusty Rhodes moved and Debi Rebocho seconded the motion to accept the minutes of the November 15, 2023 Board meeting. The motion passed unanimously.

Susan Granger moved and Dusty Rhodes seconded the motion to approve the minutes of the Special Board of Directors meeting on December 4, 2023.

ACTIVITIES COMMITTEE – Bob Smith reported. Bob said all four offices of this committee are open. Bob and Cathy have completed their terms as of January 2024. Fred Shields has agreed to be the new Chairperson of the Committee. The Treasurer's position is really the most important and qualified applicants are needed. Vice-Chair and Secretary are also open. Bob said the committee also needs more new members with fresh ideas.

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

ARCHITECTURAL REVIEW COMMITTEE – Pat Hosford recognized Nancy Murphy, past Board President and long-time member of the ARC Committee. She reported there were two agendas. There was discussion on two items.

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

PROPERTY COMMITTEE – In a special meeting of the Board, Joe Bastian was elected the new chairperson of the Property Committee. The Board expressed thanks to Liz Maass for her years of service. Joe said a replacement for the Phase VII representative is needed. Alex Strogon has accepted the position of Pool Director. We are still looking for someone to lead the pool monitors. More pool monitors are needed. Other items were discussed. Dusty Rhodes made a correction to the minutes regarding the spelling of his name.

Debi Rebocho moved and Dusty Rhodes seconded the motion to accept the Property Committee Report with the correction. The motion passed unanimously.

COMMUNICATIONS COMMITTEE – Mary Schaeffer said the committee is still working on the policy for the website. Ann Golden shared results of the Home Decoration Contest. Neighborhood Watch was in charge. Certificates will be presented to the winners.

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

TREASURER'S REPORT – Bob Ebling reported Myrtle Trace is at 98% of budget at this time. We continue to be in good shape.

Debi Rebocho moved and Dusty Rhodes seconded the motion to accept the Treasurer's Report as written. The motion passed unanimously.

OLD BUSINESS:

- **Annual Meeting Committee Reports** – Nancy Seeds thanked all committee chairs for getting their reports in. All reports will again be included in the Annual Meeting packets.

NEW BUSINESS:

- **Volunteer Luncheon, Sunday 14th, 1-3 pm**
- **Common Ground, Private Property and Debris** – Issues were discussed and will be addressed. An article will be placed in the January "News and Views".
- **Clubhouse Rules and Guests** – Debi Rebocho said children under the age of 18 are not allowed to attend/play Bingo or Poker per South Carolina State laws. Changes were discussed for guest attendance at Bingo and the pool. This will all be discussed at the upcoming Property Committee meetings and submitted to the Board for approval.
- **Clubhouse Thermostat** – From now on the thermostat in the clubhouse will be set at a constant temperature between 70 and 72 degrees and will remain locked. If you feel you will be uncomfortable, bring a sweater or dress lightly. A notice will be placed in the next "News and Views".
- **Safety on our Roads** – Bob Ebling addressed this. Please be careful of walkers and walkers move to the side of the road when a car is approaching. Be especially careful when it is dark out. There have been three separate reports of an individual acting rudely and recklessly at the back gate. It is becoming a chronic issue and will be looked into and addressed.
- **The Beaver** – Bob Ebling said pictures have been shared with the county and they will try to set a trap. We need a good, reputable trapper.

- **Board Candidates** – Susan Granger announced the chosen candidates for the open Board positions in 2024. They are Ted Black and Larry Lapinski. They will each be given five minutes to speak at the next Board meeting and their biographies will be included in the Annual Meeting Packets.

CORRESPONDENCE: None

Bob Ebling moved and Susan Granger seconded the motion to adjourn the meeting at 10:25 a.m. The motion passed unanimously.

Respectfully submitted,

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