

**MYRTLE TRACE PROPERTY COMMITTEE**  
**July 11, 2023**

Cathy McElroy: Vice Chair; Secretary - Jeanne Niziol; Board Reps: Bob Ebling; Members: Thor Kongvold, Ron Grove, Paul Sallas, Tom Gray, Jr., Tina Hurley, Dave Rudnicki, Joe Bastian, Leo Reger, Leon Buckley.

**Meeting called to order:** by Cathy McElroy at 9:30 A.M.

**Welcome Guest(s):** Board President, Nancy Seeds

**Minutes of 6/13/23 Approval:** Leo Reger made a motion to approve minutes, seconded by Joe Bastian with a correction to the Phase 7 report, noting that it was Joe Bastian not Lee Marino who received the Cottonwoods resident call., all were in favor.

Vice-Chairperson Cathy McElroy welcomed HOA President, Nancy Seeds, who was representing the Board Liaisons. Nancy reported that at a meeting of Board members the Homeowners Maintenance Agreement was discussed. There was some discussion at this meeting to change the process from twice a year but then agreed to leave the March and September in place. Nancy noted that there will be a paragraph in the News and Views with an explanation for those wishing to enter this agreement in either March or September. Home owners may enter the agreement by filling out the forms which are available in the clubhouse and turning them in at the MTHOA mail slot.

**OLD BUSINESS:**

- Cathy McElroy thanked those members that were given worksheets for creating next year's budget and returning them to her so that she can begin to prepare a budget to present to the Board in August.
- Tom Gray, Jr. reported that that the new signs noting No Trespassing, No Fishing have been ordered and are being manufactured, he estimates that they should be available in two weeks.
- Bob Ebling presented the new microphones that were ordered to replace the malfunctioning old mics. He stated that rather than throwing out the old mics they were kept to be used for outside events or when needed as a short term substitute.

**PHASE/INFRASTRUCTURE REPORTS**

- **Phase 1&2:**  
**Herman Rebocho - Absent - no report**
- **Phase 3:** Ron Grove – It was noted that the Hickory street post and sign was lying on the ground, it wasn't certain how it fell. Leo said he would check and report to Hardees. Ron also noted that there was a lightning strike on Timberline which blew a tree down as well as

blackening the black top. There were also concerns with the rising water from all the rain toppling over the bulk heads. Tom said he would check on the issue.

- **Phase 4:** Marion Sustakoski – absent - no issues to report
  - **Phase 5:** Paul Sallas – No calls.
  - **Phase 6: (seeking new member) -**
  - **Phase 7:** Lee Marino & Joe Bastian - Joe reported no new issues.
  - **Phase 8:** Tina Hurley – Tina reported issues with the debris falling on the ponds, in particular on Hummingbird, Leo noted that he has been involved with the concerns. Tina also noted that geese have been killed on a pond in phase 8 and the police were called. It was determined that someone used a pellet gun. Tina shared numbers to be called to report any wild life abuse or killing. The Board has been made aware of the issues as well. The numbers to be contacted will be placed in the upcoming News and Views. One is for the Department of National Resources 1-800-922-5431, if a police issue, the other is for Wild Life animal abuse, 1-803-734-2886.
1. **Cabana/Pool** –Dave Rudnick - Dave reported that the DHEC inspection was given an okay, all is well at the Pool. Dave also reported on last month’s attendance at the Pool as 884 residents.
  2. **Clubhouse** – Thor Kongvold – Thor reported that supplies had been delivered and he would be putting them away in the store room. He also replaced filters for the air conditioning unit. Thor wanted to note that a resident, Bill Alexandra, who is a retired licensed electrician, has been assisting with a number of issues at the clubhouse and is always willing to step in to help.
  3. **Gates** – Herman Rebocho – Nancy Seeds noted that the incoming scanner on the gate was hit by lightning and we are waiting for the company to come and repair. The outgoing gate was hit by someone and bent. Barney and Herman had repaired by tightening the bracket but it still needs to be checked so both gates had been raised. Nancy indicated that she had made a service call to the company.
  4. **Lakes/Ponds** – Tom Gray, Jr. /Leon – Tom reported that Mr. Blake from the lake company (Total Lake Care Inc.) is in the process of ordering fish (60 are being purchased). Tom noted that there is a need to build a ramp at the Oriole pond to allow a boat to be put in for various services to access the pond, such as drudging which is badly needed. The Board has approved construction. Tom is seeking a contractor since Hardee Crew are understaffed and cannot take on this project. Tom noted that as lamp post on Berry Tree needs to be secured, he is looking in to this as well.
  5. **Roads/Signs** – Tom reported that he will be getting bids in for road repair, noting there is \$10,000.00 left in this year’s budget. Once again Tom noted that he has budgeted monies to use this year and would like to use it to clean up the roots around driveways throughout the community that could cause a hazard to walkers.

6. **Trees** – Leo Reger – Leo received a bid from Mr D's to clear up the trees on Timberline that were damaged by lightening. Also discussed was the concern with the Bradford Pear trees. A suggestion was made by Mr. D to trim the trees down so that they are less weakened and help prevent them from losing large limbs, also as a way of saving the trees.

7. **Leo Reger** – (Hardee liaison)

**Special Tree Project Sub-Committee** – Chairman, David Atkins (absent) – absent Leo, a member of this committee, reported that the committee would be meeting on Wednesday, 7/12.

**NEW BUSINESS/OPEN DISCUSSION:**

- Thor noted that there was another tree on Linden Circle that was struck by lightning as well.
- Thor asked that the committee send flowers to Liz due to her operation, the Committee will follow up once she is out of the hospital.
- Nancy addressed the problem with residents putting out debris after any type of weather where limbs fall and expect the Hardee group to clean this debris away. A note will be once again placed in the News and Views stating that only after a **NAMED** storm would the debris be allowing to be placed on the curb of resident's homes.
- The Policy of planting around mail boxes was discussed. The fact that the reflectors are on the mailbox posts and the planting growing above the reflector is a concern since the reflectors are there for a purpose and must be visible. Nancy suggested that when Hardees' paint the mailbox posts the reflectors be raised therefore allowing planting not to interfere. A note will also be put in the News and Views.
- Thor Kongvold spoke regarding the fireplace mantel in the clubhouse that had been taken down and removed. Thor has spoken with John Beam who has said he is interested in creating a new mantel. Thor and John will look into this together.

**MEETING was ADJOURNED: 10:30 A.M.** The Motion was made by Thor to adjourn and seconded by Tom, all were in favor.