

## **Property Committee Meeting Report Tuesday 10 January 2012**

Meeting convened at 1000A.M. In attendance were Mike Reynolds (Acting Chairperson), Board Liaison (Peter Bevan), Jim Wilkison, David Smyth, Earl Lee, Dick Sievers, Ron Grove, Leo Reger, Nancy Southard, Charlene Rose, George Thompson, and Ellen Elliott.

Property Guidelines and Restrictions. Mr. Reynolds and committee voted and approved Guidelines as submitted..

### **SECTION/INFRASTRUCTURE REPORTS**

Phases 1 & 2 & Cricket Ct - Hickory Dr has dead pine tree on common ground which needs to be removed. Nancy and Charlene will check out today.

Phase 3 & 4 - Lady has allegedly signed agreement to have only her lawn person maintain property. Mr. Lee will check to see if she signed agreement and he will then check with Mr. Seeds for confirmation of receipt of agreement.

Phase 5, 6, 7 and 8 – No problems.

Clubhouse - Need to find someone to purchase toilet paper, paper toweling, dishwashing liquid, dishwasher detergent, tall kitchen, small waste basket and 55 gallon bags for garbage cans. Charlene did purchase paper toweling and toilet paper to last for approximately 2 months, but is unwilling to continue because of credit card issue.

Need Vacuums fixed. Committee approved having Dirt Devil (\$25.00) and Oreck Vacuums (\$89.95) repaired at cost of \$114.95 for the two vacuums.

In addition, there were 3 wheel chairs in back room for residents to borrow on a temporary basis. They are not signed out on property loan sheets. Only the leg/foot rests are on top of cabinet. They have been gone for 2 months. Charlene will submit article for submission to News and Views.

Carpet to be cleaned on Thursday January 26, 2012 9AM by Healthy Home, requiring clubhouse to be closed. Charlene will contact those groups who use the clubhouse on that date.

Pool/Cabana - Pool closed. Mr. Macphee and Ms. Rose checking into different filtration systems to maintain DHEC regulations of 100 PPM of cyanuric acid. Will continue in January.

Charlene and Malcolm will check with other developments that are using the salt type chlorination system. Mr. Reynolds recommends doing identifying/repair leak, and replastering this year and delay for one more year putting in a new chlorination system keeping the cyanuric acid at 100 ppm as per DHEC regs.

Two-year plan on pool will be discussed further next month.

Charlene will attend the DHEC POOL CERTIFICATION COURSE in April as last year MTHOA did not pay for course which had been approved.

Lakes - Aerator on lakes are still ongoing. Bubbler on Humming Bird. Hose is on surface. Mike will check.

## ROADS PROPERTY

Roads & Gates - Gates working well, except for couple small problems which has been fixed. Potholes in roads were fixed and all looks good. Cost was little under \$2,000.00 Mr. Wilkison will have parking lot fixed when weather permits.

Barricades are needed to be purchased at \$150.00 for use when roads are being repaired. Mr. Wilkison will look into either having them purchased or a volunteer to build.

Signs - All street and entrance signs have been refurbished. Mr. Lee indicates only small touch ups needed. Costs of paint and repairs to entrance signs was a little over \$300.00. Approximately 24 volunteers who were involved in this project, which included Al Hardee and his staff, were invited to a impromptu luncheon at the clubhouse.

Mailboxes & Posts - Mr. Hardee has information on replacements. Painting still ongoing. Mr. Wilkison will advise when finished. Painting of mailbox post should be done every 3 years.

Streetlights - Light out at Myrtle Trace Dr. and Burning Ridge Rd.  
Charlene will call Santee Cooper.

Trees/Garden Club - Garden Club has interesting program in February re landscaping of your yard. 110 Birchwood was trimmed. Nancy gets bids from tree companies when trees need trimming or removal.

Root pruning around outside circle in parking lot needs to be done to prevent further damage. Mr. Wilkison will talk to Mr. Hardee about the pruning. Mr. Thompson indicates the Crepe Myrtle trees should not be trimmed back so much. Suggest Mr. Alexander talk to Mr. Hardee requesting they not be trimmed back so severely.

**Unfinished Business** - Lake Banks erosion. Joint committee work continues on evaluating extent of problem. Meeting set for January 23.

**New Business** - Parking lot will be paved when weather permits.

Next meeting scheduled for Tuesday 14 February 2012

Meeting adjourned 11:48A.M.

Prepared by Charlene Rose