

MYRTLE TRACE PROPERTY COMMITTEE

September 11, 2012

Present: Malcolm Macphee, Chair; David Atkins, Acting Board Liaison; Ellen Elliott; Ron Grove; Earl Lee; Leo Reger; Mike Reynolds; Dick Sievers; Dave Smyth; Nancy Southard; Jim Wilkison; and Horace Jones and Paul Sallas, guests

The minutes of the August 14, 2012 meeting were approved with the correction of the spelling of Grebe Lake.

Section/Infrastructure Reports

- Phases 1 and 2 – Question raised about drainage issue on Dogwood. It is on private property. Request made to change landscape on islands in parking lot of townhouses on Cricket Court. Committee received request and will study.
- Phase 4 – Concern regarding potholes referred to Jim Wilkison. Letter regarding unkept property. Writer will be told to send written complaint to ARC.
- Phases 3, 5, 6, 7 and 8 – no problems
- Clubhouse – Low functioning air conditioning and water leak was due to a blocked drain which has been fixed.
- Cabana/Pool – Problems continue with lights both in and around pool. Nancy moved that the Chair obtain two quotes to remedy situation, including both extent of work needed and cost. Further, that the committee recommend to the Board that appropriate work be done before pool opening in 2013. Seconded and passed unanimously.
- Lakes – Water levels are good. Grass issue in Grebe Lake has been cleared. Aerators in Oriole Lake are working well with limited algae.
- Roads – Pothole repair will be done in the spring if there is sufficient need. Any repaving is at least two to three years in the future.
- Gates, signs, mailboxes and posts – no problems.
- Trees – Recommend removal of pine tree on common property due to leaning toward house at 104 Bentwood. Nancy will get cost estimates.
- Garden Club – Two events are planned: fall garden clean-up/wine party on October 26 and educational program on impact of changing weather on gardens on November 15. All are welcome

Unfinished Business

- Myrtle Ridge Entrance – Jim Wilkison verified location of property line and it does not go through the island. After some discussion, Jim moved to recommend to the Board that a sign be erected in the front of the island, perpendicular to the road, with the dimensions recommended by the committee and the wording “Residents Entrance Only” and the Myrtle Trace logo. Seconded and passed unanimously. With this recommendation there is no need to remove any trees. The committee also endorsed the other study committee recommendations as follows:

- A. Landscaping
 - Plant additional bushes in line with current bush in center island.
- B. Swing Gates
 - Remove metal swing gates and posts.
- C. Current Signs
 - Remove “residents only” signs on both islands.
 - Remove posts for all signs that have been or will be removed.

New Business

- Budget –Malcolm distributed draft copies of both the annual operating budget and the long term capital budge relative to common property items. Committee members raised questions about 2012 expenses to date and subcategory amounts under major line items. It was decided to hold a special meeting of the committee and ask Dan Seeds to attend so that these items can be discussed in detail.
- Recent Rains – Heavy rains have raised questions about drainage in original swale areas that have filled in over time. If these are located on private property, remedies are the responsibility of homeowners and they should request approval from ARC. Any issues on common property will be addressed by Property Committee.
- Neighborhood appearance – Any concerns regarding appearance issues on private property should be submitted in writing to ARC.
- Bocci Ball Court – Ron, with assistance from Horace Jones and Paul Sallas, presented a proposal to build a bocci ball court in the area near the shuffle board court. He moved that the Property Committee recommend to the Board that the bocci ball court be built and request a maximum of \$400 toward the expense. The court would be open to all residents and court maintenance would be the responsibility of the players. Motion was seconded and passed unanimously.

Adjournment

- Meeting adjourned at 12 noon.

Notes taken by Ellen Elliott