MYRTLE TRACE PROPERTY COMMITTEE
May 14, 2013

Present: Malcolm Macphee, Chair; Bobbie Sands Board Liaison; Charlene Rose; Ron Grove; Gary Kyes: Earl Lee; Leo Reger; Dave Smyth; Bill Gascoigne; George Thompson; Paul Sallas; Jim Wilkison and Nancy Southard.

The minutes of the April 9, 2013 meeting were approved as distributed.

 Section/Infrastructure Reports

Phases 1-3 and 5-8 no problems. Phase 4 small problem with the sprinkler system at 144 Myrtle Trace Drive, was repaired by Al Hardee's men.

Clubhouse – Recommendation was made and approved to have someone from Activities Committee become responsible for purchasing supplies for the Clubhouse and submitting the receipts to Malcolm. Malcolm will follow-up with Terri Macker.

Clubhouse Refurbishing – The ad hoc committee has met with the Board on Monday, May 15, 2013 and reviewed with the Board the costs associated with the refurbishing project. The committee is now in the process of prioritizing the needs of items included in the project.

Cabana– Rotten pieces of wood decking have been replaced and some of the railing. Paul Sallas explained some decking boards may need to be replaced during the season. A recommendation was approved for the purchase of five 8-10 ft. boards and five pound box of screws be purchased so the materials are on hand when portions of the wooden decking need to be replaced. The estimated cost is $60.00.

Pool – The Board is in the process of negotiating a new contract with Ken's Pools for the upkeep of the pool. One change will be the Association paying for the chemicals used in the pool instead of the cost being included in the contractual cost with Ken's Pools. The electrical wiring in the panel is done. Four lounges and three chaise lounges have been purchased for the pool area. Total cost for the new furniture was $454.93.

Lakes – The problem on Cormorant where some stones had washed away has been repaired and the problem corrected. The lakes are in good shape.

Roads – The bid for spring patching came in higher this year than the last two years. The estimated cost for patching this year is $5,500.00. This estimate is based on the square footage.

Gates, signs, mailboxes and posts – No problems reported.

Trees – Several dead or problem trees need to be removed. There are two dead pine trees on Pear Tree Circle; one

between clubhouse and pool the other in the wooded area behind the cabana and two dead pines located on Myrtle Trace Drive, one near the main entrance and the other in the wooded section near the Lakeview entrance. Also, there are two pear trees one located near the Myrtle Ridge entrance the other at 230 Cottonwood Lane. There are two stumps on Candlewood Drive which need to be ground. The recommendation is have Al Hardee's crew cut down the two pear trees and remove the debris. Obtain bids for the removal of two pine trees located on Pear Tree Circle, topping the other two dead pines and grinding four stumps and the main roots. In addition, recommend planting replacing trees at 203 Cottonwood, at 241 Candlewood Drive, between 254 and 255 Candlewood Drive and at the back entrance.

Unfinished Business
Parking – The area on Pear Tree Circle, for overflow parking, would allow for 20-25 additionally parking spaces.
Speed Bumps – The committee has collected has finished gathering the data. The information will be compiled in report form. The committee will review the report before submitting it to the Board in June. We are still on the list for using the speed monitor machine. Jim contacted them again, they said the device was being used for the biker weeks and we would probably not get it until sometime in June. Again, no specific date was given.
Drainage problems – Malcolm shared a list of seventeen residences that have drainage issues after a hard rain storm. He asked Phase Representatives to again go out and check the streets in their phase after the next storm to see if any other problem areas exist.

New Business

Board Project Schedule was reviewed

Adjournment

Meeting was adjourned at 11:23.

Notes taken by Nancy Southard