

MYRTLE TRACE PROPERTY COMMITTEE

TUESDAY, NOVEMBER 12, 2013

Present: Nancy Southard (Chairperson); Malcolm Macphee; Bobbi Sands (Board Liaison); Ron Grove; Charlene Rose; Dave Smyth; Earl Lee; Mike Reynolds; Jim Wilkison; Leo Reger and Lydia Baraga.

Meeting called to order at 10:00 AM.

A. **Minutes:** The minutes of the October 3, 2013 meeting were approved as distributed.

B. Unfinished Business:

Pool Closing - Took place on November 2nd with fifteen people in attendance. The pool is now covered, chlorine sticks in place. The pumps will be checked weekly regarding water level. Nancy will be giving a report to the Board in December pool usage, especially in October.

Clubhouse Electrical - Malcolm reported that electrical work has been completed. Safety issues have been addressed.

C. Section/Infrastructure Reports:

Phases 1 & 2 - Two street light bulbs replaced: one on Myrtle Trace Drive the other on Hickory. One complaint re: pond upkeep & pile of debris left behind. The issue was addressed. Discussed the importance of reminding residents know that they are not to confront maintenance staff, if there is a problem they should call their Phase representative. Mike said the lake management boat has not been in ponds for six weeks due to low water level.

Phases 3, 4,5,6,7 and 8 - No problems.

Clubhouse – No real problems, however a different kind of toilet tissue has been purchased as requested.

Cabana/Pool - DHEC has access to pool lock for inspection. There was a DHEC report in July of one pool light not connected properly. Ken was contacted and he repaired the light. It was not attached correctly at the base and he reattached it in October before the pool was covered for the winter. In the future, we need to be informed when DHEC has identified a problem.

Pool Subcommittee report – The committee has met once and is looking at all areas; decking, pool, cabana and pool furniture. The number one priority is the pool leak.

Lakes – Burning Ridge pump, the starter motor was replaced, cost \$400.00. The bearing on the transfer pump for Dove and Wren was repaired, cost \$350.00 repair. Mike discussed Cedar Ridge wells/pump. Due to its ineffectiveness the electrical cost is increasing and output is decreasing. The cost to replace the pump is approximately \$2,800.00. It was recommended and approved by the Committee replacing the pump this year. The Committee also discussed the possibility of looking into drilling additional well.

Roads - No problems

Gates – One arm broke and has been repaired. The cause of the break is unknown, someone could have hit it or it could be fatigue.

Signs - Loblolly Lane the No Outlet and Neighborhood Watch signs and post were taken. Jim reported that the signs have been replaced, cost approximately \$74.00. Jim has asked Bruce Williams to take pictures of signs, to identify their location.

Mailboxes/posts - Leo reported one post, at Cedar Ridge and Wedgewood Lane was knocked over and has been repositioned.

Trees - Nancy reported problem with two trees at 211 Butternut in the Common Area, which have affected the resident's driveway. Two bids have been obtained for tree removal, one \$325.00 the other 400.00. It was recommended and approved to go with the \$325.00 bid from Right on Time and remove both trees.

Garden Club - Clean-up has been completed satisfactorily. Bi-weekly clean-up continues. No plans at this time to downsize the garden.

D. Other:

Alarm - Nancy received two notices from the Horry County False Alarm Reduction Program which were addressed to MTHOA. The letters state that Horry County Police Department responded to false alarms which occurred on August 5, 2013 and on September 7, 2014. The letters state that charges will be assessed after the third false alarm. On November 3, 2013 the alarm was activated on November 3, 2013 when the door to the attic storage in the store fell open. The Horry County Police did respond to this alarm. No one on the Committee is familiar with the False Alarm Reduction Program or is aware of Horry County Police responding to any alarms in August or September. Nancy will follow-up to learn more about the program and potential fees. The Committee thinks it would be a good idea to put a reminder in the News and View that the alarm system is armed from 11:00 p.m. to 6:00 a.m.

Door to attic storage - The door has been removed so it cannot open again and activate the alarm. The door will be off until it can be properly secured.

No Fishing/ No Trespassing Signs - Mike informed us all of the signs say No Trespassing. There are no No Fishing signs. There are ten signs most are in poor condition. Jim said replacement cost is about \$34.00 per sign. After discussion, it was recommended and approved that all No Trespassing signs be removed instead of being replaced.

Resignations - George Thompson has resigned as the Phase 5 representative. Paul Sallas will now serve as the Phase 5 Representative. Bill Gascoigne, due to work commitments has resigned as the Phase 6 Representative as has Dick Sievers Phase 8 Representative and Gary Kyes coordinator of Pool Monitors. The Committee talked about the number of years of service and time each of these individuals has given to serving on the Property Committee. Jim will send a list of all residents residing in Phases 6 and 8 so the Committee can develop a list of potential candidates to fill the Phase Representative positions. The Board must approve the appointments.

E. Adjournment:

Meeting adjourned - 11:10 AM

Notes taken by Lydia Baraga