

Property Committee Meeting Notes

Tuesday December 11, 2013

Present: Nancy Southard (Chairperson); Bobbi Sands (Board Liaison); Jim Wilkison; Ron Grove; Leo Reger; Malcolm Macphee; David Smyth; Paul Sallas; Thor Kongvold; Lydia Baraga; Earl Lee; Mike Reynolds; Charlene Rose; and Gary Cooper (guest).

Meeting was called to order at 10:00 a.m.

A. The minutes were approved as distributed.

B. Unfinished Business:

1. Clubhouse Alarm - Nancy reviewed what happens when the alarm goes off and what someone should do if they are in the clubhouse at that time. The contact list has been updated with the personnel at the Horry County False Alarm Reduction Program. If one of the contacts is going to be out of town for an extended period a substitute can be named. Leo agreed to be a substitute.

2. No Trespassing signs - The Board was not opposed to the committee's recommendation for removal of old No Trespassing signs but wanted to get an opinion from the Association's lawyer. She advised that the No Trespassing signs, currently in place should not be removed due to potential liability problem. Two options were presented for the number and placement of the No Trespassing signs. Both options will be presented to the Board and the committee recommends the second option. Jim will get costs for new signs and Nancy will contact Al Hardee regarding cost of posts.

3. Cedar Ridge Pump/Well - The Board requested an assessment be done before a new pump was purchased. Mike contacted Cribbs Well Drilling. They came out and assessed the well capacity separate from the delivery system. The well output was the equivalent of 80 to 85 gallons per minute. The flow reduction is due to either a blockage or the length of the run or a combination of these two factors. A representative from Wylie Sprinkler will be here on December 18th to do further testing to isolate the problem whether it is the valves or line blockage. The estimated time for doing testing both lakes is two to four hours. The cost will be \$200.00 to \$400.00. The gates will need to be open while the tests are being done so the workers can have ready access to the lakes.

C. Section/Infrastructure Reports

1. Phase 1&2 - Received a request from one resident to have his name placed on list for sod on the common area adjacent to his front yard. He also said the grass is cut too short and there are ruts due to grass being cut when it is too wet.

2 - 7. Phases 3 - 8 No problems

8. Clubhouse - Refurbishing Schedule - Charlene advised committee the clubhouse will be closed to everyone from February 23rd through March 31st. Several of the walkers, sets of crutches, and the handicap shower chair have been given to a clinic for the less fortunate in Conway. We will keep two wheelchairs, two walkers and two sets of crutches for residents to borrow as needed. . The rest will be sold in tag sale or taken to the same clinic.

9. Cabana/Pool - Paul Sallas is drawing a view of the pool giving the present dimensions of the wooden deck, concrete decking and pool area.

10. Lakes - Lakes are doing fine, no problems.

11. Roads - No problems.

12. Gates - Had a problem with the exit gate. Carolina Time came out and found one module was dislodged.

13. Signs - No problems

14. Mailboxes/Posts - No problems

15. Trees - The two trees approved for removal at last meeting have been removed as well as one tree in common area behind 127 Hickory..

16. Garden Club - There were five in attendance at the last garden club meeting. The club is planning for a guest speaker in February.

D. New Business

1. Clubhouse Thermostats - The list of people with keys to the thermostat cover needs to be updated. Thor will look online for instructions for programming the thermostats. If possible have thermostats go down late evening, around 10 p.m. and back up in the early morning.

2. Review Names Phases 6 & 8. - Several names were mentioned as possibilities. Committee members will finalize list at January meeting.

3. Other - Mr. Earl Lee has resigned as member of property committee. Jim will email list of names of residents in Phase 4. Committee members will review the names at the January meeting.

Nancy will be away from December 26th to January 4th. If there are any problems call Malcolm. Thor will be out of town December 17th to December 28th. Leo will be out of town December 22nd to December 29th.

Mr. Cooper has asked if it would be permissible for him to plant some bushes atop the berm behind his house. Nancy believes the land belongs to Horry County but she will find out and get back to Mr. Cooper.

E. Adjournment - 11:30 a.m.

Notes taken by Charlene Rose