

Property Committee Meeting

Tuesday, October 14, 2014

Present: Nancy Southard, Chairperson; Dave Smyth, Vice-Chair; Les Gerhart, Board Liaison; Lydia Baraga; Ron Grove; Thor Kongvold; Leo Reger; Mike Reynolds; Charlene Rose; Paul Sallas; Dot Silvernail; and Jim Wilkison.

- A. **Minutes** - Motion made, seconded and approved to accept the minutes of the Tuesday, September 9, 2014 meeting.

B. Old Business

1. Fountains - Mike Reynolds said the Fountain Sub-Committee have quotes for fountains for Bunting, Tern and Cormorant Lakes. John Beam is getting prices from Santee Cooper for the cost of digging trenches. The committee will have a written report next month to present to Property Committee and the Board.

2. Pool Leak - Paul Sallas reported on the progress of leak repair in the pool. A number of small leaks have been found and repaired in the grout around the tiles, around the underwater light fixtures and the skimmer cavities. The next step is to drop the water level below the tiles and determine if there are leaks in the sides or bottom.

3. Cleaning Position - At the present time we do not have any applicants from Myrtle Trace. If there are no applicants by Monday, October 20, 2014 the next step will be to look for applicants outside of Myrtle Trace.

4. Dogwood Circle Berm - Al Hardee and his crew have removed all boarder bricks and put down sod and mulch to the berm.

5. Ditch - Dave Smyth reported that the large debris has been removed from the ditch that runs parallel to Myrtle Trace Drive from Myrtle Ridge Road to Singleton Road. They did not clear as much of the small shrubs or growth as they did last time but the ditch is deep enough that we will not have a problem in the event of a major storm.

C. Phase/Infrastructure Reports

1. Phase 1&2- One resident on Hickory called reporting a broken sprinkler head on Common Ground. Al Hardee has been advised and it will be repaired.
2. Phase 3 - No problems.
3. Phase 4 - No report.
4. Phase 5 - No problems.
5. Phase 6 - No problems.
6. Phase 7 - No report.
7. Phase 8 - No problems.
8. Clubhouse - Kitchen sink disposal replaced. The disposal cost \$86.36 and was installed by Randy Barnhill at a cost of \$85.00. Thor Kongvold and Paul Sallas will work today weather permitting, on repairing the gutter at the entrance to the Clubhouse and locating the drain lines from the gutters.
9. Cabana/Pool- There was a good turn-out of residents for the pool furniture cleaning day. Paul Sallas has replaced the pole light in the pool area adjacent to the large wooden deck area. All of the picnic tables have been power washed.

10. Garden Club - Lydia Baraga reported six or seven people came out for the Saturday work day which was the same day as the pool furniture clean-up day. There was a discussion regarding the present condition of the garden area. Shrubs need to be pruned and there are many weeds growing in the path areas as well as around flowers and shrubs. Lydia said that the issue of the condition of the garden was discussed at their meeting on October 9th, there were five present, and all were in agreement; they cannot and do not want to maintain the back garden area. Nancy Southard said the number of people who work in the garden area seems to have decreased over time and that there used to be a larger number of people who were actively involved in the garden club and worked in the garden area on a regular basis.
11. Gates - No problems.
12. Lakes - Mike Reynolds said there is debris collected in the inflow area behind 115 Timberline Drive. Al Hardee will be advised of this so his crew can get it cleaned out. There is also a question about the water level of Vireo Lake. Mike and Dave Smyth will go over and look at the situation.
13. Roads/Signs - Jim Wilkison reported that bid letters for sealing the center line along Myrtle Trace Drive are going out this week to three companies. In the past he has only received a response from one company. The roads in Myrtle Trace, in general, are in good shape.
14. Trees - One diseased pine tree was removed from Common Ground between 110 and 112 Birchwood. Four Bradford pear trees were removed from Myrtle Trace Drive along the section of road between Cedar Ridge and Myrtle Ridge entrance. The trees will be replaced by the four Leyland Cypress and several Crepe Myrtles. The trees were taken down by Al Hardee's maintenance crew and the stumps were ground by Right on Time.

D. New Business

1. Resident Request - A resident requested a basketball stand and hoop be placed in the circle of the Clubhouse parking lot. The committee discussed the pros and cons and had several questions regarding the installation. Paul Sallas offered to work on a proposal with options and have it ready for the November meeting. The committee agreed to Paul's offer and the request will be discussed again in November.
2. Time away - Nancy Southard will be away from Thursday, October 16th until late Tuesday, October 21st. Any questions or problems contact Dave Smyth. Ron Grove, Charlene Rose and Lydia Baraga each said they would not be able to attend the November meeting.
3. Other- Ron Grove raised the question regarding the proposal for rezoning the land across the water from Candlewood Drive. Les Gerhardt explained the status and discussed some of the issues in relation to the earlier settlement.

E. Adjournment - Meeting adjourned at 11:05 a.m.