

Property Committee Meeting Notes

Tuesday, August 11, 2015

Present: Nancy Southard, Chairperson; David Smyth, Vice-Chair; Ellen Elliott, Board Liaison; Dot Silvernail; Lydia Baraga; John Beam; Thor Kongvold; Leo Reger; Charlene Rose; Paul Sallas; Mike Reynolds; Bob Bastian; and Ron Grove.

A. Minutes - Motion made, seconded and passed to accept notes of July 14, 2015 meeting as distributed.

B. New Business

1. Newspaper Holder Infraction - Resident at 254 Candlewood Drive has a cream colored newspaper holder with lettering. The Guidelines state the newspaper receptacle is to be black. Nancy Southard will write a letter to the resident.

2. MTHOA/Homeowner Agreement - The procedures for residents to apply for maintenance of common ground were reviewed. The deadline for submitting an application is September 30th. An article will appear in the News & Views notifying residents of the process.

3. Lake Maintenance and Preservation Committee - Nancy Southard explained that one outcome of the presentation by Jeremy Richardson and Tom was the Board of Directors establishing an ad hoc committee. The committee is comprised of members from the Lake Banks Committee and Property Committee; members of the Board are advised of all meetings and events. The Committee is to develop a maintenance program for our lakes. David Atkins serves as the Committee Chair.

C. Section/Infrastructure Reports

1. Phase 1&2 -No problems.
2. Phase 3 - No problems.
3. Phase 4 - No problems.
4. Phase 5 - No problems.
5. Phase 6 - No problems.
6. Phase 7 - No problems.
7. Phase 8 - A sprinkler head was reported broken by one of the maintenance crew while mowing. Resident had it repaired.
8. Clubhouse - No problems or complaints.
9. Cabana/Pool - Paul Sallas reported that one of the screws holding one of the handrails in place came loose again. He reported this to the pool tech and he agreed, the screw is not holding tight for long period of time. Paul also reported that the holders for toilet paper have been installed in the cabana restrooms.
10. Garden Club - Lydia Baraga said the warm weather has made it difficult to keep up with garden weeding. The club's next meeting is September 10, 2015. John Beam

reported that a dead tree had fallen from common ground area into the garden area. Hardee maintenance will remove the tree.

11. Gates - No problems.

12. Lakes - The pumps have been running 24/7 and just barely keeping up. However, the recent rain did help.

13. Roads/Signs- No report on roads. David Smyth said he has investigated a new signage for the intersection of Cedar Ridge and Myrtle Trace Drive. A large red sign with white lettering detailing exit requirements would cost \$25.00; the same sign if made reflective would cost \$125.00. He recommended we purchase the non-reflective sign. Motion was made, seconded and approved to purchase the new sign for \$25.00. The Committee also discussed the sign at the exit gates which lists the numbers to call if residents have problems with the gate. Calls are being made by non-residents expecting someone to come and let them out. Following the discussion a motion was made to remove the sign. The motion was seconded and approved by the Committee.

14. Trees - No trees have been reported at this time. John Beam questioned what procedures are taken when the company removing the tree has to cross another resident's property or remove a tree by crossing onto another resident's property. He suggested that whoever is responsible should discuss with the affected residents what is going to be done.

D. Unfinished Business

1. Budget 2016 - Nancy Southard explained that salt cell needed to be added to the Major Repair/Replacement Budget. The Committee discussed the various items which had been identified for consideration in the 2016 budget. Following a discussion member of the committee agreed on three tiers of items based on importance. The items in each tier will be included in the 2106 Property Committee budget request.

2. Mailbox Post Protector - Nancy Southard showed members of the committee a mailbox protector which is being included in the Grounds and Buildings 2016 budget request. The protector is sold at Lowe's and costs about \$2.15. Hardee maintenance crew would place them around each resident's mailbox post.

3. Other - Bob Bastian asked if the handrails for the pool do not stay secure why not recommend they be replaced at this time instead of being in the 2016 budget. Following a discussion the motion was made to recommend to the Board replacing the handrails now at the cost of \$822.00. The motion was seconded and passed.

E. Adjournment - Meeting adjourned at 11:32 A.M.

Notes taken by: Nancy Southard