

Property Committee Meeting

Tuesday, April 12, 1916

9:30

Present: Leo Reger, Chair; Ellen Elliott, Vice-Chair; Darryl Rhodes, Board Liaison; John Beam; Paul Sallas; David Atkins; Lydia Baraga; Dot Silvernail; Ron Grove; Gary Cooper; Bob Bastian; Thor Kongvold; David Richter; Jim Wilkison

A. **Minutes** – motion made, seconded and carried to approve minutes of March 8, 216.

B. Old Business

1. **Welcome New Member** – Leo introduced our new member David Richter. Dave will be taking over the responsibilities of the Pool and Sports area. He is already working on refreshing the sports area.
2. **Pool Closed Signs**—A signs has been purchased for \$25. One side stating “Pool Closed for Maintenance” and the other for “Pool Closed for Weather Conditions.”
3. **Patching of Roads** – Patching of roads will take place sometime in May, the date has not been set yet.
4. **Traffic on Myrtle Trace Drive** – Ellen talked to the County Engineering Dept. They acknowledged that they are aware of the problem on Myrtle Trace Drive between Singleton Ridge Road and Burning Ridge Drive, They are going to look into the problem. Speed bumps are not a consideration. They will get back to Ellen.
5. **Pine Straw Build-Up** – Leo talked to Al Hardee about the build-up of pine straw in front of the club house. He is aware of the problem and removal might add extra cost.
6. **Flooding on Bentwood Circle** –The problem on Bentwood has existed for a long time. Pat Hosford has contacted Jordan Plumbing and Dave Williams Enterprise to check out the problem. The Property Committee is concerned with the legality of going onto private property. Our committee recommends an attorney draw up a legal document to be signed by all homeowners on Bentwood Circle.

C. Phase/Infrastructure Reports

1. **Phase 1 & 2** –No Problems
2. **Phase 3** – 1 pole light reported and fixed
3. **Phase 4** – One request for Homeowners Agreement –was told to submit a form. No one received request, needs to be checked into.
4. **Phase 5** --No Problem
5. **Phase 6** –One homeowner concerned about debris in ditch behind his house. Will have Al Hardee check it out.
6. **Phase 7** –One homeowner concerned about low lakes creating a mosquito problem.

7. **Phase 8** – One homeowner concerned if their lake was being checked, vegetation on edges a concern.
8. **Cabana/Pool** – Needs a new fan. Repainting and refreshing area being taken care of. **Ken's Pools** will remove pool cover before 4/28/2016. Clean-up date for pool area is 4/28/2016 -- Opening date is 5/1/2016
9. **Clubhouse** – Trap door falling open, magnets adjusted. Outlet needs to be checked, may need a new outlet.
10. **Garden Club** – 22 people attended the Easter Floral Arrangement Workshop. Volunteers have put in a lot of time refreshing the gardens. The Spring Garden Party will be held May 1, 2016.
11. **Gates** – Yelp not working on either side of gate -- will contact company.
12. **Lakes** – Lakes are checked and sprayed every 2 weeks. Area between Heron and Bunting on Boxwood Lane need dredging, board is looking into the problem. Will ask Al Hardee to scrape out some of the debris from culvert.
13. **Roads / Signs** – Pot holes have been identified, patching seems to be working
14. **Trees** – Two trees removed behind Hickory for \$585.

D. New Business

1. **Work on Cabana/Clubhouse** – Work starting today. Need two “clerks” to check progress. Paul Sallas and Dave Ritcher volunteered.
2. **Property Committee Responsibilities** – Mike Reynolds will be replaced by Paul Sallas. Thor Kongvold and Paul Sallas will join the Lake Bank Committee.
3. **Clubhouse Storage Project** – Committee will meet on Tuesday afternoon in the library to make some decisions.
4. **Clubhouse Tables** -- Felt pads were replaced on all tables.
5. **Other** – A resident was concerned about a gate situation. His daughter was blocked from entering Myrtle Trace even though she had a pass on her car and lived in Myrtle Trace. He was advised that it was a board issue and to bring it to their attention.

Adjournment – 10:40

Notes taken by Dot Silvernail