

Property Committee Meeting

Tuesday, April 11, 2017

Present: Renzo Falcinelli, Board Liaison; Leo Reger; Mary L'Heureux; Paul Sallas; Richard McEvoy; Charlene Rose; and Nancy Southard, Board President.

- A. **Minutes:** Motion made, seconded and approved to accept minutes of the Tuesday, March 14, 2017 meeting.

B. Old Business

1. **Clubhouse Addition Update** - Work is expected to begin tomorrow, Wednesday, according to the gentleman who is going to do the concrete work.

2. **Timberline/Burning Ridge Outflow Pipe Update** - Work has been completed. Hardwick Landscaping did an excellent job. Al Hardee has a plan to seal an old outflow pipe which hasn't been used for years. He is afraid when heavy storms result in the county ditch overflowing water is getting into the pipe and potentially the pipe would break down and create another sink hole. Sealing the end of the pipe would prevent storm water from getting into the pipe.

3. **Clubhouse Cleaner** - Charlene Rose reported she and Thor Kongvold met with the man who cleans the clubhouse and reviewed what is expected to be done. She will monitor for a month to see how things progress. Charlene Rose said that Carolina Temperature Control did their quarterly inspection and found everything in good condition.

4. **Victory Pest Control Status** - Contract for with Victory Pest Control has been signed for Termite services. He will be notified when it is time to treat the clubhouse addition as it is being constructed.

5. **Pleasure Boat Policy** - Charlene Rose and Mary L'Heureux wrote the policy. The policy was read and approved by committee. Recommendation will be made for approval to the board at the April board meeting.

C. Section/Infrastructure Reports

1. **Phase 1-2** - Charlene Rose shared several issues dealing with drainage; appearance of berm on Berry Tree Circle; drainage between 227 and 229 Cricket Court. The problem sheets will be taken to Al Hardee so corrections can be made.

2. **Phase 3** - No report.

3. **Phase 4** - No report.

4. **Phase 5** - Paul Sallas reported a truck delivering sod hit a brown post and damaged the grass on common ground. The company has been contacted by a homeowner and they have said repairs will be made. Paul said he would contact the board if repairs are not made by the responsible party.

5. **Phase 6** - No report.

6. **Phase 7** - No report.

7. **Phase 8** - No problems.

9. **Cabana/Pool** - Furniture will be put in place on April 19th. Ken has been contacted to schedule removal of pool cover which will be done before the furniture is put in place.

10. **Clubhouse** - Thor's report stated he had replaced light bulbs in front of clubhouse; notified Santee Cooper of street light two street light problems; and replaced the batteries to the lock to the clubhouse front door.

11. **Garden Club** - No report.

12. **Gates** - Gary Cooper and Bob Bastian discussed extending the exit and entrance gate arms but do not believe it necessary to do at this time.

13. **Lakes** - Paul Sallas reported the pipe for service to Quail pump came loose and that Al Hardee and his crew have already made the repairs.

14. **Roads/Signs** - No report.

15. **Trees** - Leo Reger said there may be some more trees which need to be taken down. Leo also discussed the situation of trees which were cut down by AMC or Clearview or both companies being left in the woods instead of being removed. He called both companies and they said they removed the trees they cut down. The board has walked through the area and will be writing a letter to each company expressing their dissatisfaction with the work that was done. The resident 249 Cottonwood reported a tree, possibly on Common Ground, is leaning on another tree. Leo Reger will look into it.

D. New Business

1. **Committee Leadership and Membership Shortages** - Richard McEvoy has said he would be willing to serve as a co-chair, need to find someone willing to also serve as a co-chair. Peter Vath of 204 Cedar ridge has said he is willing to serve as Phase 6 Representative. Roger Kirschner has agreed to serve as the Pool person. Still need people to serve as: Assistant to Lakes; Assistant to Pool; and Assistant to Roads.

E. **Adjournment** - Meeting adjourned at 10:33 a.m.