

PROPERTY COMMITTEE MEETING

July 11, 2017

Present: Ellen Elliott, Renzo Falcinelli-Board Liaison, Tom Gray, Ron Grove, Roger Kirschner, Thor Kongvoid, Walt Gardiner, Richard McEvoy, Alice McTarnaghan - Secretary, Paul Sallas, Peter Vath, Jim Wilkinson

Welcome new members: Walt Gardiner, Tom Gray

The minutes of the June 11, 2017 minutes were approved as distributed.

Old Business

Clubhouse addition completed

Victory Pest Control - Thor will meet with Victory Pest Control at a time to be determined by the company. The pool and clubhouse will need to be closed for a morning for the work to be done.

Section/Infrastructure reports

Phase 1 & 2: No report

Phase 3: No report

Phase 4: No report

Phase 5: No report

Phase 6: 101 Linden Circle - drainage problem. Determined that the homeowner is responsible for keeping swales and drainage ditches on the homeowner's property free of debris to ensure proper drainage. Will put a reminder in the News & Views. There is also a tree leaning on this property.

Phase 7: No report

Phase 8: No report

Cabana/Pool

Estimate to replace pool furniture for \$2551.50. This will be presented to the Board for their approval. Availability of keys for restrooms. Planking on pool deck is buckling - discussion on either replacing (with cement) or repairing.

Clubhouse

Keys for clubhouse discussed. Several loose keys need to be identified. Thor has set the thermostat and it seems to be holding. Roger suggested investigating the "Smart Lock".

Garden Club - No report

Gates Exit gate buckle repaired.

Lakes

229 Candlewood complaint about dirty lake. It has been determined that the lake is satisfactory after careful inspection.

Complaint from resident about neighbor feeding turtles behind Butternut.

Resident states that the turtles are coming up on the lawn , causing erosion. The County law states that it is illegal to feed wildlife. Because this is a county law, we, as a community, cannot enforce this; the complaint has to be made to the County. We do discourage feeding of turtles, ducks, and other wildlife and will place an article in the News & Views to address this problem.

The lakes maintenance people have shared with Paul the fact that when spraying they found clumps of grass and dirt in the lakes. This could be a catalyst in producing algae. It is suggested that a reminder to homeowners & contractors regarding the problem of dumping grass cuttings and other debris be addressed. Grass cuttings and debris should never be disposed of in the lakes. This will be reinforced in News & Views. Al Hardee will be notified of the problem with the suggestion that he train his crew not to get grass clippings in the lake.

Streets & Signs - No report

Trees - No report

New Business

Phase 1 & 2 representative needed. Ron Grove will reach out to a homeowner in Phase 2.

“Thank you” to Peter Vath for being the new Phase 6 representative and to Tom Gray for working with Paul on the Lakes.

Annual budget for the Committee due at the August meeting.

Copy of the Myrtle Trace Homeowners Association Common Properties Guidelines And Restrictions to be reviewed by each property committee member. A discussion will ensue regarding any changes deemed necessary. The results will be sent to the Board for the August meeting.

Meeting adjourned 10:30am

Alice McTarnaghan, Secretary