

MYRTLE TRACE PROPERTY COMMITTEE

February 12, 2019

Present: Gary Cooper, Tom Gray, Walt Gardiner, Ron Grove, Roger Kirschner, Thor Kongvold, Liz Maass, Les Gerhart - Board Liaison, Richard McEvoy - Chair, Alice McTarnaghan - Secretary, Leo Reger, Herman Rebocho, Paul Sallas, Peter Vath

Guests: Tony Rallo, Mary L'Heureux, Donna McDonough, Dot Silvernail

The minutes of the January 8, 2019 meeting were approved as presented.

Old Business:

Twenty folding chairs for Activities Committee have been purchased.

Speed Bump or humps: The use of speed humps for Myrtle Trace Drive was discussed. Tom will contact the contractor for the road sealing to meet with him and Rich to discuss the logistics and cost for this project. HOA Liability was also a concern.

Flushing of fire hydrants: We are on a three year cycle for the flushing of the fire hydrants. Four - five hydrants are due this year.

Section/Infrastructure reports

Phase 1 & 2: No Issues

Phase 3: No Issues

Phase 4: No Issues

Phase 5: No Issues

Phase 6: No Issues

Phase 7: Drainage behind 232 Cedar Ridge Lane and 210 Cedar Ridge Lane problem has been partially addressed by Burning Ridge Golf Management .

Phase 8: No Issues

Cabana/Pool: The end of January Roger sent out (6) pool contract bids, contractors have until March 1 to reply.

Clubhouse Maintenance: Secured a new recycle pail and waste pail from Waste Industries. Clubhouse windows have been washed.

AC East Unit: leakage in coil - not able to replace coil. Purchase of two new units was discussed. Thor has obtained estimates from (2) contractors to replace both A/C units. Les Gerhart was given copies of estimates for the board to review.

Clubhouse Supplies: No Issues

Garden Club: Community “clean up” was a success. Will ask Hardee to pick up debris from clean up.

Gates: No Issues

Lakes: Lakes Committee will meet to discuss the dredging of Lakes Heron and Bunting.

There may not be enough money in the budget to do both lakes; consequently, the lake which is in need of dredging the most - Lake Heron - will be done first. This will be determined by the Lake Committee after confirming the amount available.

Retaining walls are being constructed on Lake Cormorant. Because of some problems with the excavation, this may take up to two more weeks to complete. The lake levels are low - concern about refilling the lake if it turns dry.

Streets & Signs: Road sealing is still on hold due to the weather. Contractor has 25 projects waiting to be done. Tom has suggested that future road projects be scheduled between April and September, with the hopes of better weather and less delays.

Trees: Tree removal is complete. Mr. D has been notified to clean up debris.

New Business:

Emergency exits: Concern was expressed about the emergency exit off the addition. To determine the correct Emergency Exits, the original building plans will need to be referenced. Rich will check on this.

Parking spaces. Herman raised concern about the need for additional parking spaces - both regular and handicap - for the clubhouse. This was discussed and will be pursued.

Dot Silverman raised concern about a tree behind her house on common property. This has been an ongoing problem: healthy tree - not qualified for removal.

Meeting adjourned at 10:45 am

Alice McTarnaghan, Secretary