

## MYRTLE TRACE PROPERTY COMMITTEE

November 12, 2019

**Present:** Gary Cooper, Walt Gardiner, Les Gerhart - Board Liaison, Hank Grabarz, Tom Gray, Thor Kongvold, Liz Maas-Chair, Richard McEvoy, Alice McTarnaghan - Secretary, Herman Rebocho, Paul Sallas, John Sperger, Peter Vath

The minutes of the October 8, 2019 meeting were approved as amended.

### Old Business:

The deep well is completed. The berm restoration is currently on hold; a bid has been submitted for replacing the berm in the amount of \$3000.00, with a suggestion made to get more bids including the giving the Board the current bid. There was discussion on berm vs. fence and replacing the trees that were removed. Paul will replace the top for the new well; the cost will be approximately \$100.00.

### Section/Infrastructure reports

Phase 1 & 2: Swale between 106 and 118 Hickory needs to be cleaned.

Complaint of deterioration of sidewalk by resident at 109 Cricket Court, this has been assessed and measured for replacement.

Phase 3: No Issues

Phase 4: Complaint of dog being loose at 101 Birchwood. The Board is handling this.

Phase 5: No Issues

Phase 6: No issues

Phase 7: No Issues

Phase 8: Solicitation in community discussed

**Cabana/Pool** The pool is “resting nicely”.

**Clubhouse Maintenance:** Batteries have been replaced in the microphone; extra batteries in file cabinet. Maintenance scheduled on AC units. Thor has switched the Heat Pump over to “heat” from “ac”.

**Clubhouse Supplies:** No Issues

**Garden Club:** Thor has purchased and fertilized the plants around the clubhouse. The purchase receipt has been submitted. Reminder: the Garden Club is having a “clean up” day the second Saturday of each month. The Garden Club has a new name. Since they are not a club, but rather an open group of folks interested in landscape gardening and creating with plants, the new name will be Gardners Gather.

**Gates:** The circuit breaker controlling the gates was turned off; consequently the gates were not operating. A new lock has been placed on the circuit breaker housing.

**Lakes:** Diffuser will be replaced in Phase 1 on Lake Oriole at a cost of \$3150.00. Half the amount will be required before the replacement begins. Remaining balance will be paid on completion. Tom reports that we have used 32 million gallons of water against the 42 million allowed for the year. Lift at lake

Grebe has been repaired by Paul Sallas.

**Streets & Signs:** No Issues

**Trees:** Call for tree removal on Berry Tree. We will not be removing the tree at this time.

**New Business:**

New streets signs have been installed on Loblolly and Myrtle Trace drive, eventually all signs in the Myrtle Trace Community will have to be replaced because of deterioration over the years. The new signs are PVC and will last significantly longer than the present ones. The cost of replacement of the new signs is \$82.00 each.

Discussion on new residents and the covenant not being read or not being followed, it was suggested this be emphasized at the semi-annual new residents meetings.

Discussion on lack of interest in getting involved in the community, several suggestions were made; especially the cost of an outside management company versus our self-governed community.

Less Gerhart has asked the committee to submit one name to be on the Nominating Committee. Ron Grove has volunteered.

Meeting adjourned at 10:50 am

Alice McTarnaghan, Secretary