

MYRTLE TRACE PROPERTY COMMITTEE
September 13, 2022

Liz Maass: Chairperson; Cathy McElroy: Vice Chair; Secretary - Jeanne Niziol; Nancy Seeds, Susan Granger: Board Reps; Tom Gray, Jr., Leon Deiter, Herman Rebocho, Debi Perry, Debbie Rebocho, Tina Hurley, Paul Sallas, Brian McGraw, Dave Rudnicki, Joe Bastian, Lee Marino, Ron Grove, Marion Sustakoski, David Atkins.

Meeting called to order: by Liz Maass at 9:30 A.M.

Welcome Guest(s): Liz welcomed HOA President, Nancy Southard

Minutes of 8/09/22 Approval: Debi Perry made a motion to approve minutes, it was seconded by Marion Sustakoski, and all were in favor.

Board Liaison report: Nancy Seeds reported on the status of the installation of the Back Gate scanner. She will hear today when the schedule for installation is to begin.

OLD BUSINESS:

- Debbie Rebocho reported that Thor will be contacting the repair person
- Paul Sallas presented to the Committee his plan for the walkway from Berry Tree to the Clubhouse. A copy was made available explaining his proposal showing two options and costs of both.

PHASE/INFRASTRUCTURE REPORTS

- **Phase 1:** Debi Perry – Residents on Berry Tree complained of the brush collecting on the property between each of their homes. It was discussed that residents should try to work together and keep the area free of debris to allow the rain water to drain properly.
- **Phase 2:** Herman Rebocho – nothing to report
- **Phase 3:** Ron Grove reported that he had contacted Santee Cooper on the light on 101 Timberline and another at the end of the block that were given poor lighting and going on and off. After a number of calls the light has been replaced with a halogen bulb that now lights the entire block.
- **Phase 4:** Marion Sustakoski – Marion reported it being quiet, no issues.
- **Phase 5:** Paul Sallas: Residents of 102 and 104 Bentwood are concerned with the growth/buildup of the algae in the pond. Tom Gray noted that this area has been addressed, noting that the Lake company personnel are in the area every two weeks. He also stated that the product used to address the algae takes approximately two weeks to kill the weeds and dissolve the debris.
- **Phase 6:** Dave Atkins: no issues to report

- **Phase 7:** Joe Bastian/Lee Marino – Lee expressed concern and showed Tom Gray a diagram of the areas on Cottonwood (the 200 block) where drainage is poor. Tom discussed the drainage pipes in the area may be clogged with tree roots and noted that the recent work done in the area on Glenwood to replace a pipe was well done and is allowing the water to flow properly.
 - **Phase 8:** Elizabeth/Tina – Tina reported that a non-resident was fishing on Burning Ridge Road. The person was informed that he was trespassing and fishing was not allowed. There were words and the person told the resident to go ahead and call the Police. Tina noted that the ‘no trespassing’ signs were not posted.
1. **Cabana/Pool** –Dave Rudnicki – Attendance for August was 1200, even with ten days of rain and thunder. The number of people using the pool and the amount of water from rain affects the amount of chemicals necessary. Dave noted that a resident said he was locked out of the pool while the fact was that he did not know the combination to open the gate. There was also discussion regarding residents swimming alone which could cause a safety problem. The pool will be closing on the 30th therefore Dave has contacted the Pool Company who will be putting on the cover. The Salt Cell will be shutting down to 12 hours a day.
 2. **Clubhouse** – Thor/Debbie – nothing to report
 3. **Gates** – Brian McGraw/Herman Rebocho – Nancy Seeds reported on the work on the back gate scanner to be programmed and installed, indicating that she would hear today when the work is scheduled to begin.
 4. **Lakes/Ponds** – Tom Gray/Leon – Tom reported that Leon is overseeing the Phase 8 area.
 5. **Roads/Signs** – Tom Gray – Tom reported on the work to be done on the roads, beginning 9/14. The back gate will be closed from 8 AM until 3 PM each day. The milling will be done first and then the paving will be completed. Proposed completion is for Friday but Tom was not sure of that timeframe. Other patches of roads will also be done.

Tom reported on the fire hydrant blue reflectors needing replacement. He has a map showing all the reflectors to be replaced.

6. **Trees** – Mark Watkins – absent - Liz noted that there is a charge of \$200.00 to remove tree stumps and ground them. There would be an additional charge for removal. More investigation is needed.
7. Leo Reger – absent

NEW BUSINESS:

- HOA President, Nancy Southard, gave a presentation on the creation of a new Committee Group to take on a project to oversee the planting of new trees as well as possible removal of hazardous trees and shrubs throughout the community. Nancy noted that there had been such a committee years ago and this would be a revival of that program. She agreed to share information that had been used in the past. The committee will survey the community and create a list of trees and shrubs in need of being trimmed and or being replaced with disease resistant and water retentive plants/trees/shrubs. It was noted that there are funds in this year's budget for planting as well as removal/repair. Liz opened the floor to the Property Committee members present who would like to be a part of this new Committee. The following volunteered: Chair: David Atkins, Herman Rebocho, Tina Hurley and Ron Grove. David indicated that he would like to have a team of seven if possible. Nancy agreed that she would share any of the findings from the original committee with David and his committee.

Open Discussion:

- Herman noted that he would like to have considered a 'whole' plan for the walkway that Paul made a proposal for. Herman would like to propose a long term fix.

MEETING was ADJOURNED: 10:51 A.M. The Motion was made by Tom Gray to adjourn and seconded by Dave Rudnicki, all were in favor.

Respectfully submitted: Jeanne Niziol

Next meeting: October 11, 2022