

Property Committee Meeting Minutes Tuesday 9 February 2010

Meeting convened at 1000A.M. In attendance were Lyle Kershner, Chairperson, Board Liaison- Cathy McElroy, Earl Lee, Jim Wilkison, Paul Alexander, Dick Sievers, Dave Smyth, Mike Reynolds and Charlene Rose.

Minutes of previous meeting were approved and seconded.

SECTION/INFRASTRUCTURE REPORTS

Phases 1 & 2 & Cricket Ct - No problems.

Phase 3 & 4 Underground drain line has been installed. (156 Myrtle Trace Drive; Mr. Ridgeway is satisfied with results). Some minor surface drainage problems need to be resolved. Lyle has contacted contractor to come back and rework the drainage swales. Planting bed extending onto common property has been removed; the hedge along property line for 154 Myrtle Trace Dr. still needs to be trimmed to keep it from encroaching onto common property.

Phase 5 - No problems.

Phases 6 and 7 - No problems.

Phase 8 - One complaint reported to Lyle on Beechwood. Small strip of common property has Bradford Pear tree, which needs pruning. Mr. Hardee has pruned the tree.

CLUBHOUSE/CABANA

Healthy Home (Mr. John Hylton) 236-5056 has been contacted and clubhouse carpet cleaning was completed on Tuesday 9 February 10A.M. Carpet will be cleaned on Wednesday next year as to not to conflict with the same activities at Clubhouse.

Earl Lee submitted some prices from a company for enlarging, framing, dry mounting, double matting, glass, labor and hanging of pictures. These pictures could be either art printings or photographs. It was recommended that photographs of the communities' lakes and/or trees blooming in springtime are framed and displayed, which are similar to the pictures on the Myrtle Trace Web site. (Price lists attached). Recommendations will be made to the board as to what should be done regarding the pictures at clubhouse.

POOL

DHEC requirement for depth markers is still ongoing, new markers need to be installed prior to the opening of pool. Mr. Kershner has talked to pool contractors (only one received at present). Depending on the responses from the other contractors contacted we may have to go directly to tile contractors. Mr. Kershner has called Ken,

but he has not returned his call. In addition to depth markers, DHEC has imposed additional regs. Lyle will contact DHEC to get copies of new requirements. Charlene will have Ken return Lyle's call.

LAKES

EPA preparing new regs. re clean water act beginning in April and finalized by December. It will limit amount of chemicals, which can be put in lakes. \$600.00 worth of Carp has been ordered and fish will be placed in lakes. Each Carp cost \$6.00.

PROPERTY MAINTENANCE CONTRACTOR

Mr. Hardee working on winter projects, pruning trees and cutting roots near Myrtle Trace road surfaces. PUPS marks all utilities before any cutting begins. Hardee has almost finished painting the roadway, street sign and mail box posts. Mr. Kershner will order additional reflectors to complete reflector installation along Myrtle Trace Drive.

ROADS AND GATES

Patching will start late this month. Myrtle Trace drive will be first street to be patched. Mr. Hardee will do patching with Mr. Wilkison's assistance. This work will begin after painting of posts, placing delineators and pruning of trees. Between now and early March Mr. Wilkison advised patching needs to be done. Wear surfaces only need to be repaired; there are no major potholes in our roads.

SIGNS

None

MAIL BOXES AND POSTS

2 Name Plates, 5 Mail Boxes, 2 Mail Box Posts and 6 Roadway Posts

STREET LIGHTS

5 streetlights in past two months have been repaired.

TREES

Three dead trees on common property need to be removed. Lyle will contact ARC and request their approval. Some new contractors for tree removal have been found, which may be a little less expensive than "All American Tree Climbers". Lyle will contact them.

GARDEN CLUB - Paul Alexander

First Thursday in March will be first meeting of club.

OLD BUSINESS

ROAD MAINTENANCE AND CONTRACT

The patching will be done late February – early march.

SPRING FERTILIZATION AND WEED KILLER

Last year we only used fertilizer because of excessive chemical costs. There are lots of weeds this year. Al will apply weed killer and fertilize in early spring when weeds start to appear.

MENS ROOM TOILET

Float valve was sticking to back of tank. It has now been fixed.

UNDERGROUND LEAK IN CONDUIT FROM LAKE GREBE TO COUNTY DITCH.

There were many rust through holes in bottom of the corrugated pipe. New pipe is concrete. There are about 3 more underground metal corrugated pipes in the community, which eventually will need replacing. Mr. Hardee will get with Lyle to identify where these other pipes are located.

Wax Myrtles are recommended to be planted on common ground along the County ditch where plant growth was removed to install the new pipe. Four or five 30 gallon plants should be sufficient to screen area.

MEETING OF ROAD SUB-COMMITTEE AND ADMINISTRATOR

Jim has met with Dan and a review of the projected maintenance program has begun.

POOL DEPTH MARKERS

Discussed above.

ANNUAL MEETING SATURDAY AT 2 P.M. HGTEC

Annual Myrtle Trace meeting is Saturday 13 February at Horry Tech at 2PM. Please try to attend or give your proxy to a home owner who will be attending.

CLUBHOUSE RULES

See attached draft of “CLUBHOUSE RULES” for board review/revision and/or approval. Two items were added which were requested by the board of “no food to be left anywhere in clubhouse” and “cleanup to be completed day or evening of function”.

ACTIVITIES CLOSET DOOR LOCK

The Activities Committee has requested a new lock on Activities Closet with 11 keys made. Lyle has suggested using a lock, which Kuikset makes, whereby it can be reeked when needed. Lyle will take care of installing the new lock on Activities Closet door.

NEW BUSINESS

REPLACED TIMBERS AND PLANTS IN ROADWAY ISLAND FOR LAKEVIEW

Completed

ESTABLISH DATE FOR JUNE 8TH MEETING (PRIMARY ELECTIONS IN CLUBHOUSE).

Charlene has kindly volunteered her home for the June 8 'PROPERTY COMMITTEE MEETING', so as to not interrupt the regular planned meeting dates.

WELL WATER METER READINGS

Mr. Dan Seeds has been taking these monthly readings for many years and then reporting the usage to DEHEC. Mike Reynolds and Earl Lee will take over the responsibility of monthly reading the well water usage meters. They will foreword the info to Mr. Seeds who will prepare and foreword the reports.

REVIEW 2010 PROPERTY COMMITTEE BUDGET FOR POSSIBLE DELAYS AND SAVINGS

Attached

NEXT MEETING SCHEDULED FOR TUESDAY MARCH 9, 2010 IN THE CLUBHOUSE 10:00 A.M.

Meeting adjourned 11:16A.M.

Prepared by Charlene Rose

Attachments:

CUSTOM FRAMING

11 x 14	\$49.95
14 x 18	\$59.95
16 x 20	\$69.95
18 x 24	\$89.95
20 x 24	\$99.95
22 x 28	\$109.95
24 x 30	\$119.95

\$10 PER EXTRA MAT OPENING

Frame, Dry Mount, Double Mat, Glass,
Hanging, and Labor - Includes Photography
and Art Printing.

**Property Committee
2010 Budget Requests**

		Revised
Shrubbery replacement (incl, new @ gates)	\$ 1,500	\$ 400
Tree & Shrub root trimming @ roads	275	275
Maintenance yard fence repair (Delay for another fiscal year)		
Pumphouse & well @ Candlewood	2,000	0
Shampoo rug in Clubhouse	200	200
Replace timbers @ entrance islands *		
Wood curb (material & Al Hardee Labor)	2,050	700
Concrete curb (contract)	4,400	0
Replace Clubhouse door @ pool entrance	450	0
Replace depth marker tiles @ pool	2,500	1,800
Sprinkler system timer in garden area *		
Contract	1,500	0
Installed by Garden Club	675	0
Road maintenance	2,000	2,000
Road drainage work (Phase VIII) *	1,500	0
Repair Lake Hummingbird Air Diffuser	685	0
Minimum	\$13,835	5,375
Maximum	17,010	

*Items of lesser priority