

MYRTLE TRACE HOME OWNERS ASSOCIATION

Property Committee Meeting Minutes

Tuesday 10 April 2007

Meeting convened at 10:01 am. In Attendance were Ron Crow (Chairperson), Jack Mehl (MT Board Liaison), Ron Grove, Paul Alexander, David Day, John Beam, Bruce Williams, Joe Johns, Dick Sievers.

Hardee Maintenance Work Schedule

Sod Replacement list has been developed. Sod is replaced Middle of April to first of May. There are 8 homes requesting sod patching in the front of their homes. Edging has begun in several locations. Water seal of pool deck after patching has been completed.

New Items

Lake edge raking for 2007. We discussed the use of Lake edge raking for this year. The price last year was

\$17.00 per hour or \$680 per week. We discussed several lakes which Dick Sievers and I walked on 10 April 2007 to get a current feel. We were looking for floating debris that could be reached from the bank with a rake.

We walked Lake Quail. It was in surprisingly good condition. We walked Lake Hummingbird, Lake Sandpiper, Lake Owl and Lake Vireo. The lakes look very good. There are corners of Lake Hummingbird and Lake Sandpiper which would benefit from raking, Lake Owl has floating algae and I called Estate Management Services requesting additional work on this lake. One of the launch points is off on Glenwood Drive and backs into Lake Hummingbird. This area needs fill because of the soft mud which the trailer gets stuck in. I will take this up with Estate Management Services and Hardee Maintenance. At the present time we would get only a minor benefit from raking in the lakes named above. We will keep an eye on this and make recommendations as necessary.

The Myrtle Trace Lake Banks – Retaining Wall Structures Specification is up for review.

Pat Hosford attended the March property committee meeting and requested that we change the marine grade lumber from 0.80 to 0.40 which we did. The current specifications are being further reviewed to determine how to improve the tie back for each wall type as needed.

A **tieback wall** is a wall reinforced with horizontal [wires](#) for stability. The horizontal wires are called **tiebacks**. With one end of the tieback secured to the wall, the other end is anchored to a stable structure, such as a concrete dead man which has been driven into the ground. The tieback-dead man structure resists forces that would otherwise cause the wall to lean, as for example, when a seawall is pushed seaward by water trapped on the landward side after a heavy rain.

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Kathrin Price, 130 Myrtle Trace Drive requested repair of her irrigation system which extends into the right of way area in front of her home. The committee voted against this, since all of us have the same system and the Property Committee does not repair our systems.

Old Items

The pool will be open by May 15, 2007. Deck Repairs have been completed by Tom Hannigan and Kelly Bledsoe. The Hardee group applied the Water Seal to the deck after patching. We will inspect the tile grouting when the pool is uncovered. It is anticipated that Ken's pool will not.

Rest Area in phase 8, Glenwood Drive has been completed. The ARC received a copy of the plans and approved the current design.

The Garden club presented a sketch for the location of the plantings for this year to complete going around the club house. The club has not decided what specific plants will be used. Paul Alexander and John Beam discussed roses and several other flowering plants with us.

The Fountain to be placed in Lake Bunting has been ordered. The electrical meter installation permit has been obtained. Installation will be in the near future.

Supply cabinet for clubhouse purchased and will be installed. Approved annual reimbursement of \$60 for resident of 136 Berry Tree for to supplying electricity to common area sump pump.

Silt remediation with Aluminum Sulfate is not recommended. It looks good on paper but we will be changing the pH of the lake water and rampant algae growth may occur. Each time it rains we will be discharging flocculated aluminum sulfate into the big ditch. Since our lakes are under county and DHEC supervision do we need a permit to add and discharge a chemical of this nature. Should this area be dredged we may find ourselves in even a larger mess.

Ron Crow and Joe Johns

4-11-07