

**MTHOA - Property Committee Meeting Minutes  
Tuesday 11 March 2008**

Meeting convened at 1000A.M. In attendance were Charlene Rose ( Acting Chairperson), Jack Mehl (MTHOA Liaison), Bruce Williams, Mike Reynolds, Paul Alexander, John Beam, Joe Johns, and David Day.

**Hardee Maintenance Work Schedule – Ron Crow and Dick Sievers**

Check irrigation sprinkler pumps and need irrigation sprinkler supplies; spray insecticide for mole crickets as needed. Privacy shrubs at end of Quail and Tern Lake have been planted.

**NEW ITEMS**

**Sod Replacement**

Area along Tern Lake from Driggers house (220 Glenwood) to area where benches and palm tree rest area is in serious need of sod. Weeds and dandelions are growing there. This is Common area.

Mr. Richard Salews (225 Cricket Ct) had water leak for two weeks from water meter and left nothing but dirt. Need to check for Sod replacement on common ground in front of Mr. Salews house. Placed on Sod List.

**Fishing and Parking Car on Common Area Grass**

Problem with gentlemen fishing in Lake Bunting in front of ‘NO TRESPASSING’ sign on Myrtle Trace Drive near Clubhouse and parks his car on grass. He states he lives in Myrtle Trace.

**Phase Reports**

Complaint from Tom Hannigan (105 Dogwood Circle) about landscaping bricks on Dogwood Circle need to be put back in place. They have been scattered in street. Mr. Hardee has been told of problem.

**Garden Club – John Beam and Paul Alexander**

Nothing to report. Have several plants blooming.

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### **Electrical Outlets in Clubhouse**

New electrical circuits with four outlets have been installed in kitchen and on wall other side of kitchen near storage room. These should handle the kitchen appliances such as Coffee Urns, electric fry pans, etc. which are used frequently.

### **Street Lights**

Security light at corner of Myrtle Trace and Cedar Ridge Drive stays on during day. Joe Johns has been checking it out, but hasn't found it on. Mr. Johns states we pay same rental fee whether light on or off.

### **Squeaking Chairs in Clubhouse**

Jack Mehl still researching if warranty exists on chair in Library of Clubhouse. Bruce Williams and Ron Crow will work on repairing rolling chairs in clubhouse in two weeks when Mr. Williams returns. Silicone spray will be used on squeaking rolling chairs.

### **Pool Cabana & Maintenance Shed Roofs Replacement Costs**

New roofing costs estimates have been received, which include cost for shingles and metal shingles. (See Attachments 1 thru 5 ). Property Committee recommends new roof for Maintenance Shed and Cabana. Shingles should be lower cost architectural.

### **Retaining Wall Guidelines**

Guidelines for Retaining Wall Construction committee met with Mr. Longnecker Friday 29 Feb, 2008 and the committee is satisfied with the guidelines dated Nov 2007. No changes were recommended.

### **Watering of New Shrubs**

John Beam and Paul Alexander are satisfied with the condition of shrubs as of this date.

### **Missing Red Reflectors on Posts**

Phase representatives have been asked to check their area for missing 'RED REFLECTORS' on small brown posts. Send list to Ron Crow for compiling to send to Mr. Hardee.

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Was suggested the small brown posts are dangerous, ineffective, and could cause legal actions in the future if they are not re-evaluated for safety of residents and cars. Most recent incident was lady who fell over the brown post when walking. Mike Reynolds will research more effective ways to make them more visible in evening, rainy, cloudy days so they do not blend in with the environment as they do now. A recommendation will be presented to the Board upon final research.

### **Ken's Pool Contract for 2008**

Contract for Ken's Pool completed, signed, and received. Ken's Pool has been advised pool to open 1 May and close 30 September. Need News & Views item asking volunteers to help with setting up tables, chairs and cleaning concrete around pool with pressure washers at 9AM on 11 April. Nine new umbrellas have been purchased to replace the deteriorated old umbrellas.

Was suggested a "SMOKING AREA" be designated for the pool area and a SIGN be put up showing where the "SMOKING AREA" is located.

Monitors schedule is complete for summer 2008. Monitor's meeting will be held 12 April 10 A.M. at Clubhouse to clarify the duties of a "Pool Monitor".

### **Light Post on Hickory Drive**

A new light post for walker's on Hickory Drive near path to Clubhouse is to be installed by 21 March. A red stake has been put in ground where the light post will be installed.

### **OLD ITEMS**

#### **Wooden Gate Replacement to Pool Area**

Mr. Hannigan who was hired to replace the gate has yet to begin work. Committee suggested if Mr. Hannigan cannot replace gate very soon another contractor should be hired to do the job. This must be completed by pool opening of 1 May. Need firm date from Mr. Hannigan when he will start.

#### **Clubhouse Reservations – Ron Crow and Charlene Rose**

Mar 12 - Phase VIII Coffee 9-11A.M.

Mar 14 - Phase I-VII Coffee 10A.M. - 12 Noon

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**Mar 15 - Rehearsal for St. Patrick's Dinner 9-11A.M.**  
**Mar 15 - Woodruff Bridge Shower 1-6 P.M.**  
**Mar 17 - St. Patrick's Day Dinner 10 A. M. - 9 P.M.**  
**Apr 19 - Sinclair Party 11A.M. – 6:30P.M.**  
**May 3 - Kentucky Derby Partry 10 A.M. – 6:30 P.M.**  
**May 25 - Memorial Day Party – All Day**  
**June 10 - Election Day – Clubhouse closed for Activities**  
**June 24 - Election Day – Clubhouse closed for Activities**

### **Tree Removal Common Ground**

**Mr. Beam advises there are trees on common ground which need removing, due to beetle infestation. He received three calls last month about the problem. Information is available regarding Pine Bark Beetles And Black Turpentine Beetles. Mr. Beam is available to show Mr. Crow the trees which are infested and need removal.**

### **Clubhouse & Cabana**

**Overhead fluorescent in clubhouse ceiling needs replacing. Charlene Rose will ask Mr. Don Boutcher to replace bulb.**

### **Repair of Fountain on Lake Oriole and Sale of Lake Bunting Fountain**

**Motor has been replaced and fountain at Lake Oriole is now running. Resident called Mr. Reynolds thanking him.**

**EMS started in March treating lakes two times a month. Jan and Feb are the only months they treat it once. All other months it is treated two times each month.**

### **Street Lights – Joe Johns**

**Two street lights were replaced.**

**Application for a new street light at path to clubhouse on Berry Tree has been submitted. New light will be high pressure sodium on 18 foot pole installed by 21 March. Also, light at entrance to swimming pool will have the lamp changed from mercury vapor to high pressure sodium for improved illumination.**

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### **Garden Club – John Beam and Paul Alexander**

**On going**

### **Roads and Street Signs – David Day**

**Cracks in pavement on Myrtle Trace Drive near Berry Tree Lane have been patched.**

### **Meeting Schedule for 2008 Clubhouse 10:00 A.M. Tuesday**

**Next meetings will be April 8, May 13, and June 10, 2008**

### **News and Views**

**Announce opening of pool 1 May. Need volunteers for setting up and cleaning tables, chairs, and pressure washing pool deck area on 11 April at 9AM.**

**Meeting adjourned 1055 A.M.**

**Prepared by Charlene Rose**