

**Property Committee Board Report
Tuesday, October 9, 2007**

Meeting convened at 10:00A.M. In attendance was Ron Crow (Chairperson), Jack Mehl (MTHOA Liaison) Charlene Rose, David Day, Mike Reynolds, Joe Johns, Ron Grove, and John Beam.

HARDEE MAINTENANCE WORK SCHEDULE

Fertilize and mulch for bedding plants, transplant bedding plants, rye grass at both entrances, and pine straw as needed. In addition, Cricket Ct needs edging of grass overgrown badly on blacktop.

Weed planter in center of Dogwood.

Trim tree at 225 Candlewood.

Trim wild area of trees and bushes hanging over townhouse and gutter system at 101 Cricket Ct.

STREET SIGNS

Street Signs need cleaning with bleach and brush . They have mildew on some street signs. Phase reps will check street signs in their areas and report to Ron Crow which signs need cleaning. Hardee's maintenance will be requested to clean when list is given to Mr. Crow.

SPRINKLER HEADS

Some 40 residents have been surveyed regarding the sprinkler heads which are watering the common areas. List has been given to Board.

BEDDING PLANTS ENTRANCE TO LOBLOLLY & CANDLEWOOD

Some plants are dying and the sprinklers do not reach all plants in the bed. Committee recommends. A study will be done by Joe Johns to see how far sprinklers go and whether to replace plants or extend sprinklers or do nothing. Will report back at next board meeting.

CARPET CLEANING

Need to check whether we have a contract. Ron will ask Stanley Steamer (Bruce) if there is a contract and long will it take to dry. We will need to advise card clubs when they cannot use clubhouse for a short period of time.

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AIR CONDITIONER CONDENSER

Condenser needs to be repaired. Service call has been approved.

WOODEN STOOP BACKOF CLUBHOUSE

Steps out back are dangerous, as they are very slimy with green slim and mildew – very slippery and there is no hand rail – need cleaning or replacing with stone or brick some type of rough material. On a short term fix, see if carpet cleaner will steam clean steps.

CABINETS IN KITCHEN AND STORAGE CABINET

Storage cabinet is empty. Charlene agreed to purchase items needed such as toilet paper, paper toweling, dishwashing liquid, dishwasher detergent, trash bags (tall and large). A combination lock will be purchased to use on cabinet. Completed 10/11/07.

One cabinet in kitchen is filled up with their personal things such as tea, instant coffee, stirrers, sugar, sweet and low, and other items. Recommended a notice be placed in kitchen on cabinet that all items must be removed by 1 November 2007. Completed 10/10/07. This will help in maintaining the Palmetto Bugs, and clear cabinets for use of items required for numerous events for which clubhouse is used.

PLANTS FOR POOL AREA

Tom Dubauskas has a Lantana Bush that would look lovely around shower area at pool. Committee agreed the bush can be placed in pool area. Will ask Hardee to plant. Tom will dig up and give to pool committee.

201 CANDLEWOOD DR - SCREENING PLANTS

Barney suggested Wax Myrtles, which has gone to board. Tom Dovey's new committee has recommendation that was prepared plan by Dick Sievers. Should be done in fall!! Ron will follow up with Dovey.

NEIGHBORHOOD WATCH

Tom Dovey is heading committee. Jack VanDeck chairman of the committee.

RETAINING WALL SPECS

Should be completed by October 15 meeting.

WOODEN GATE FOR POOL ENTRANCE

Board approved gate and Tom Hanagan will complete in next couple months, as pool is now closed.

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SHOULDER REPAIR SINGLETON RIDGE AND MT DRIVE

County taking bids now. Jack Mehl will get more information later.

CLUBHOUSE RESERVATIONS

10 Oct 9-11AM Phase VIII Coffee
20 Oct 2-6PM Phase V Cookout – Paid
21 Oct 2-7PM Jeneman Cottonwood Picnic – Not Paid
26 Oct 4-10PM McClain Golf Reunion – Not Paid
14 Nov 9-11AM Phase VIII Coffee
12 Dec 9-11AM Phase VIII Coffee

TREE REMOVAL

No trees to be removed

CLUBHOUSE

Light in Kitchen needs to be tightened. It is loose and hanging down.

WATER LEAK IN HALL OF CLUBHOUSE

John Beam and Bruce Williams will go into attic to see where the water leak may be coming from and let Ron know.

POOL IS CLOSED

Pool closed and lights been replaced. Difficulty with one light was that plaster was embedded in light fixture and had to be pried out..

Pool needs resurfacing badly. Pool was replastered approximately 10-11 years ago. The pool is Myrtle Trace's most important asset and one of the few amenities which needs preventive maintenance to keep in good condition. Three bids were submitted to Ron Crow. Most pools in our area do resurfacing approximately every 6-7 years. The board needs to act on this item before MARCH 2008, so it will not be interrupted with pool season which starts on MAY 1, 2008. Bid amount from Ken's pool was submitted to Dan Seeds. This total job for replaster and pool deck replacement is \$19,000.

LAKES – MIKE REYNOLDS

Overall appearance of lakes is good this month due to Hardee's cleanup and EMS poured the heavy algae treatment to lakes. Well in Lake Heron/Bunting was out of service. Wylie Well Service said motor starter was stuck. Pump may need replacement. Lake Sparrow aerator compressor been approved by Dan Seeds and it is up and working.

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STREET LIGHTS

Lights at entrance to Burning Ridge Road from Route 501 have been replaced. Myrtle Trace is paying the electric bill. Recommendation should be made that we do not pay for those lights, as we have no sign there anymore. Should be paid by Burning Ridge Golf Club.

ROADS – DAVID DAY

Pavement is continually deteriorating on Myrtle Trace Drive (MTD), near intersection of Berry Tree Lane and MTD. Condition going on over over 1 year. David has reported to County Hot Line several times, which has been repaired each time by the county,. It was again reported last week. Pavement deterioration on MTD near Laurel wood seems to have stopped.

MEETING SCHEDULE FOR 2007 – CLUBHOUSE 10AM TUESDAY

13 November and 11 December 2007

GARDEN CLUB

Garden Club has requested \$1,000.00 for next year. Nothing further, other than work continues on the many lovely plants and bushes in garden.

Meeting adjourned 11:35A.M.

Prepared by
Charlene Rose