

Property Committee Meeting Minutes Monday 8 June 2008

Meeting convened at 1000A.M. In attendance were Lyle Kershner (Chairperson), Charlene Rose, Ron Grove, Joe Johns, David Day, Dick Sievers, and John Beam.

Minutes of previous meeting were accepted. Minutes approved as submitted.

SECTION/INFRASTRUCTURE REPORTS

Phases 1 & 2 – 111 Hickory Drive (empty house – unkempt yard), reported by Geneva Wills at 109 Hickory. Lyle advises someone has cleaned up around front of house. Judy Feldt, 120 Berry Tree reported water running off golf course onto her property. Water ponding - There doesn't seem to be any obstructions. Lots of plants are growing around area on golf course. Residents are planting shrubs and flower beds on the golf course property. This is causing the blocking of the original drainage pattern.

Cricket Ct. common area where landscape blocks are located between town house parking and road needs to be blown off. Pine needles are accumulating around blocks. Looks very unattractive.

Tom Hanagan wants to know why lakes are so low? Advised recent drought has caused lowering of water. Water is being pumped into lakes. Oriole and Quail Lakes both have a percolation problem.

John Dugan (232 Cricket Ct) complained about the grass and maintenance on the house directly across the lake from his belonging to Eric Hall (122 Boxwood Lane), which is currently being rented. Sprinklers and sod were put in by association and should be watered. Grass is turning brown and looking unkempt.

Phase 3 & 4 - End of Boxwood (Heron Lake) needs cleaning up by Al Hardee. Lots of debris needs to be raked up, mostly being pine straw.

Mr. and Mrs. Othmer (141 Myrtle Trace Drive) wants sod replacement on common area – weeds are growing and is brown. He waters one hour once a week, which causes water runoff. He was told to water at least 2 to 3 times a week for 20 to 30 minute periods rather than only once a week.

Phase 5 - No complaints

Phases 6 and 7 – No complaints

Phase 8 – Eunice Freeman feels more plants are needed at entrance to Candlewood. Just don't have enough plants in there. Looks bare and unattractive. But, 8 azaleas are due to be put in there. Sprinklers at one corner of Myrtle Trace Drive and Candlewood are sufficient and watering everything. The

other side of Myrtle Trace Drive and Candlewood (short corner) – sprinklers do not reach far enough and possibly not adequate. She wants blocks around the area with little flowers like entrance to Phases I through VII. Too late in season to do anything right now. Lyle will go to board asking for permission to do that project next year. He will also ask Mr. Hardee to extend the sprinklers.

Eight resident complaints received and have been turned over to Al Hardee, such as common ground not being mowed, etc.

CLUBHOUSE/CABANA

Pool Cabana roof has been patched temporarily. New roof will be replaced after swimming season is over.

Department of Health Environmental Control (DHEC) did first inspection on pool and found minor problems, such as loose railing entering pool, First Aid Kit must be on outside of building easily assessable, back flow presenter on hose, and rope on life saving ring frayed. All problems have been fixed.

Fire extinguishers have been inspected, refurbished and/or replaced by the Myrtle Beach Fire and Safety Company in Myrtle Beach. In addition, a fire extinguisher has been placed in the kitchen and the extinguisher in the air handling unit closet has been relocated to a more accessible location.

Aisle in storeroom has been marked to keep it clear in case of emergency and the access door has been modified to provide unimpeded egress.

Lyle will mention to board that in case of an emergency and power goes off there should be auxiliary lighting in clubhouse.

LAKES

Mike Reynolds sent memo to Lyle re problems with lakes, such as lake near Timberline has a backup of debris and has bad smell.

PROPERTY MAINTENANCE CONTRACTOR

Nothing to report. Al Hardee has been notified of all maintenance complaints, which, have been, or will be taken care of as soon as possible.

ROADS AND SIGNS

County completely repaved Myrtle Trace Drive from Cricket Court to Berry Tree Lane. No other complaints.

Street sign at Myrtle Trace and Burning Ridge Drive. No Burning Ridge Road signs. When giving directions to vendors or people coming here, especially from Singleton Ridge Road there needs to be a BURNING RIDGE ROAD sign.

Committee agreed there needs to be signs. Mr. Day will purchase a sign and have installed.

MAILBOXES & POSTS

Nothing to report. Lyle is still looking into purchasing black newspaper boxes.

STREET LIGHTS

Only one street light was replaced during the month.

TREES

ARC approves the taking down of all trees. No common area trees removed.

Garden Club - John Beam

Animal waste container will be unobtrusively placed in the area where most dogs are walked behind pool area. It has become a serious problem, whereby residents or non-residents dump it in trashcans in front of clubhouse and in fenced area around electrical transformer. Lyle Kershner will empty can weekly or each time it is full. Committee unanimously agreed to request permission of the Board to put up a sign stating "DESIGNATED DOG AREA" in area behind Cabana. Mr. Kershner will bring before the board.

OLD BUSINESS

SQUEAKING CHAIRS IN CLUBHOUSE

All chairs have been sprayed with silicone, which worked fairly well, but some of the hardware (tilt mechanism) on chairs has broken, and has been repaired. Need to check all chairs to make sure mechanisms are not showing signs of breaking. Lyle and Charlene will complete that task.

REFLECTORS ON POSTS

Reflective spray paint by Rustoleum has been sprayed on posts between Berry Tree Lane and Pear Tree Lane. Looks very good!!! The reflective paint works well at night. Dark Brown posts are dangerous to pedestrians and cars, as they blend in with the environment. Recommend reflective paint be sprayed on all posts.

SOD REPLACEMENT

Common area sod was replaced approximately 10 days ago.

Need article in next February's News & Views that applications for replacement sod needs to be submitted to Al Hardee no later than 30 March. Residents must be informed they need to keep to newly placed sod well watered for at least ten days to two weeks after placement.

TREE REMOVAL AND REPLACEMENT

Answer to question raised at last meeting: ARC checks to make sure that a tree, which is removed, is replaced by another tree somewhere on the same lot.

ALARM COMPANY TO BE NOTIFIED OF CURRENT CONTACTS

Charlene prepared "draft" letter as requested by Alarm Company and gave to Lyle Kershner. Alarm company requests letter be faxed or mailed to them on Myrtle Trace Letterhead paper with the new contact names. (Draft letter attached).

NEW BUSINESS

VOTING – CONTACT & HOURS

Lyle will open clubhouse at 6:00A.M. for poll volunteers on 10 June and on 24 June if required. Charlene will check clubhouse after polls close.

PROPERTY COMPLAINTS

Gloria Bonali at 109 Timberline wants permission to remove tree on neighbor's property. Was referred to ARC. Val & Ethyl Gursky (112 Hickory) complained about vacant house at 114 Hickory which is currently empty, but has been sold. (Settlement not until late July or early August). Lawn with tall grass and weeds.

MYRTLE TRACE FLAG REPLACEMENT

Two old flags have been repaired. Embroidered flags cost \$270.00 per flag and last only about 12-18 months. Silk screens flags \$115.00 each if we order three.

HORSE SHOE PIT

Mr. Kershner will have Al Hardee replace the two rails that were broken by the downed tree.

PICNIC TABLES, PERGOLA SCREEN AND POOL ENCLOSURE

Picnic tables need to be cleaned and probably restrained. Lyle will have Al Hardee staff take care of problem.

Latticework on pergola screen might need to be replaced. Is warped and split.

Charlene spoke to Scott Ferris and he is going to rebuild gate so that latch works better than now.

REPLASTERING OF POOL

Pool needs to be replastered. Charlene will get three estimates on plastering and give to Board for possible inclusion in next year's budget.

2009 BUDGET

Lyle asked committee members to be thinking of things we should recommend for inclusion in budget for next year.

NEXT MEETING SCHEDULE FOR 2008 CLUBHOUSE 10:00 A.M. Tuesday

Next meeting 8 July 2008.

Meeting adjourned 12:10 P.M.

Prepared by Charlene Rose

