

MYRTLE TRACE HOMEOWNERS ASSOCIATION
Property Committee Meeting Minutes
Tuesday 9 January 2007

Meeting convened at 10:00A.M. In attendance were Ron Crow (Chairperson), Tom Dubauskas, Norm Paulsen (MT Board Liaison), Joe Johns, , Charlene Rose, Bob Ried, Dick Sievers, David Day, Eunice Freeman, Bruce Williams, and Paul Alexander.

Hardee Maintenance Work Schedule

Hardee maintenance working on paint and supplies for park benches, mailbox numbers and letters. Painting and/or replacing mail boxes or posts, mailbox name plates, spray pine tree for beetles, and rake banks of Lake Oriole. Check sump pump and change big tub around it. Power is at Mr. and Mrs. Gump's home. Association paid for pump and installation. Working with Hardee on putting in red decorator blocks around island on Cricket Court. Estimated cost is \$900.00 to place around edge only. Pat Hosford advised no problem as long as they are red blocks. Need board approval for \$900. Still need quote on control box for Lake Sparrow. Dick Sievers will get quote.

Phase Reports

Tom Dubauskas says road repair needed on Myrtle Trace Drive. Far end of MT drive, just before Cedar Ridge there is a stop sign and road is deteriorating.

Phase VIII - Drainage ditch at rear of properties along Glenwood and Myrtle Trace Drive. Heavy rain during Christmas brought water up to back door. Drainage ditch was clogged and Hardee group has cleaned it out. Back of Driggers house should be kept clean by Hardee Maintenance... Neighbors have been cleaning it out, but should be under prevue of Hardee Maintenance. Also excessive water buildup in street in front of Driggers home at 220 Glenwood. Where Glenwood goes around bend. No drainage. Low spot on common ground and does not go into Lake Tern. Water goes all the way up to garage doors. Probably need a pipe so it will drain into Lake Tern. Would help to relieve problem. Given to Dick Sievers to look over for Recommendations. .

Benches for Phase VIII Stop and Rest Area.

On Glenwood Drive is an area with Palm Tree and decorator block. Most cost effective would be to remove Palm tree and place benches in middle. Costs estimates were provided to Ron Crow . Estimate would use stepping stones down center and gravel around benches. Bench could be purchased from Lowes. Least expensive has to be maintained each year. No maintenance Benches were \$50.00 more. Total cost will Be approximately \$500 without labor. It was recommended that new benches be sprayed with Liquitite which is used to maintain benches.

Ron will get Hardee's input on this to see if he will do labor. Motion made and all agreed to go with the recommendation and get ARC approval. David Day will write up request for ARC.

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Pool Deck Using Concrete

Three companies approached asking about concrete for decking. Two out of three asked for remodeling plans The companies contacted were:

1. Apex Concrete
2. Sticks and Stones
3. Professional Concrete.

Professional Concrete did send out a representative to talk and we are trying to contact him again. Tom Allen does not do architectural plans for concrete. Do you know anyone who could draw plans using concrete to replace deck. David Day will call Scott Ferris to see if he might know someone who could help with this problem. Al Hardee said he might know someone and will try to contact..

DHEC – Water Facilities Permitting Division requires a formal application to explain Project Description and/or Equipment change information for work on pool or decking Around pools. We are looking for a set of construction plans for the pool and deck. I have the forms from DHEC and will fill out and not mail until board approves.

Clubhouse Alarm System Update List

Security people have an outdated list. Our clubhouse alarm system needs updating Beginning with Emergency Call list. Eunice Freeman agreed to find out who we submit list to and who should be on list. Alarm goes off at 11PM if someone should open Clubhouse door. Eunice needs to check with Bill Fox to find out who to contact regarding this matter. Eunice will also check on how to change system when DAYLIGHT SAVING TIME comes up.

Duck Removal Phase VIII.

Black and White ducks causing problems with waste and picking feathers out. Hired Nuisance Wildlife Specialty to trap ducks and remove. They have tried several times but their plan has not worked yet. Neighbors in phase VIII have been feeding ducks and this makes capturing them more difficult. Neighbors are cooperating and we hope to get results soon. They reproduce three times a year. They are called Muscovy ducks.

Christmas Wreaths

Tom will get with Bonnie Longnecker to see about putting Christmas wreaths up in attic.

Flag at Half Mast.

Had to remove SC flag because of problem in keeping metal doors closed because of hooks (too bulky) and Ron working with company to see what can be done. Myrtle Trace flag removed due to protocol of leaving U.S. flag at half mast for 30 days when a President or Former President dies. If someone in Myrtle Trace passes away during this period, the MT flag will be put at half staff.

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Tree Removal

No trees need removing at present time.

Mesh Pool Cover.

Mesh pool cover is complete and installed.

Sump Pump Replacement

Behind 138 Berry Tree Lane. Approved and complete. Doing fine tuning. May put in larger bucket. Power is from 136 Berry Tree Lane. Howard Gump.

Five Year Plan for Fountains and Aerators.

Board has approved fountain for Bunting Lake.

Handicap Toilets

Completed 4 Toilets updated to 18”.

Dredging Lake Tern

Dredging Lake Tern. Date undetermined.

Tile Floor Mens/Womens Cabana Bathrooms

Completed.

Shrubs on Entering Phase VIII.

Eunice Freeman submitted plans for shrubbery on each corner of Phase VIII. Two sides of Candlewood entrance and two sides of Loblolly entrance. Estimated cost was \$450.00 not including labor. Paul Alexander will see Hardee about this project in the next week.

Rest Stop in Phase VII

Rest area at Wedgwood Lane was voted on and unanimously decided not to submit before board, as not necessary or rarely are the other benches used. Motion made too many rest areas now. Seconded and voted no on rest area on Wedgwood Lane.

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Fan Motor Replacement in Men's Bathroom Club house.

Replaced fan motor in Men's bathroom.

Mesh Pool Cover

Leaves need to be blown off as needed. Received 3 bids for pool services in summer from Pool Services Corporation, Williamsburg Pool, and Ken's Pool. Tom to look over and review before submitting to board for approval. Need up to date bid from Ken's pool service for middle of May to end of September 2007. Fleenor to remove cover and replace cover and winterize, as needed.

Lakes Management

Bob Lapolla is out and will need replacement. . Suggested another board member fill in for Mr. Lapolla.. Complaint about ruts on lake bank too deep and with rain their equipment left ruts. Have talked to Estate Management Services about this problem and they will work on.

Street Lights

Four were replaced during month.

Roads and Street Signs

David Day called about the problem on Myrtle Trace Drive. County repairs pot holes

Enlarge Parking Lot

David Day presented plan for enlarging parking lot. David will make some changes and will then be presented to the board to see if them like concept. Copy of plans submitted to board.

Club House Reservations.

Feb 15 Adams Birthday Party 5 – 11 pm Paid

Property Committee Meeting Schedule 2007

February 13, March 13 and April 10, 2007.

News and Views Articles –Submit to Ted Ackley

Meeting adjourned 11:35A.M.

Prepared by
Charlene Rose