

**Myrtle Trace Home Owners Association  
Property Committee Meeting Minutes  
Tuesday 13 November 2007**

Meeting convened at 10:00A.M. In attendance was Ron Crow (Chairperson),

Jack Mehl (MTHOA Liaison) Charlene Rose, Ron Grove, Mike Reynolds, Bruce Williams, John Beam, Paul Alexander, Dick Sievers, and Joe Johns.

**HARDEE MAINTENANCE WORK SCHEDULE**

Paint and supplies for mailbox and general posts are being used. Hardee's group is also cleaning the street signs. General application of herbicide will also occur.

**PHASE REPORTS**

101 Cricket Ct still needs trimming around house. Mr. Brown (American Tree Climbers) has been called, but has not come yet. Mr. Grove advises his truck and his grinder were broken down. He will be called again.

Mrs. Agnes Zometsky (113 Timberline Drive) is quite happy with our work. Her cactus was brought up to garden and planted. Her two limbs have been taken out in back. She was advised bench would either be removed or replaced in common area. Dick Sievers submitted proposal for Timberline Ct. common area (See Attachment #1). Sievers proposed we ask Al Hardee to review costs and take proposal to board. To replace Wooden posts and update with decorator blocks will cost approximately \$1467.

**OVEN REPAIR**

Oven control panel has been repaired and replaced.

**BACK DOOR AND LANDING REPAIR**

Sweep came off back exit door and door bottom is rotted out. Two steps and runners need replacement along with door. One estimate from Tom Hannigan for \$675.00 (Attachment 2) and second estimate from Scott Ferris for(Attachment #3) \$656.00 Tom recommended we replace with steel door. Door rotted due to no weather overhang. Landing is covered with mildew. Need to replace stair steps and landing with composite deck board. The Property Committee recommends Tom Hannigan.

**ENTERTAINMENT CENTER INSTRUCTIONS**

New instructions has been placed near center. Bruce Williams will put them in frame of some type and attach to wall, so these instructions cannot be removed. In addition, Bruce will put new batteries in remotes.

**SHOULDER REPAIR SINGLETON RIDGE ROAD AND MT DRIVE**

County and private contractor are currently working on ditch.

**SPOT CLEANER FOR RUG**

Spot cleaner is in supply cabinet now. Lily (Cleaning Lady) will come by and try it out on some spots on the carpet.

**AIR CONDITIONER SERVICE CONTRACT**

Service contract bids have been requested. Carolina Temp Control will give us a price. Air Comfort will give us two six month reviews for \$225.00.

**CLUBHOUSE THERMOSTATS**

Need to set and lock thermostats between 68-74 degrees, as there is much changing of the temperature which does cause higher bills. Will look into setting and locking between subject temperatures.

**LANTANA BUSH FROM MR.DUBAUSKAS**

Mr. Dubauskas has planted bush in Pool Area.

## CABANA ROOF & MAINTENANCE SHED

Cabana Roof has soft spots. Maintenance shed which is 18 year old needs roof.

Inspection. We will have two roofers inspected and quote on Cabana Roof and Maintenance shed roof. We will be looking at prices based on nail over with

New architectural shingles.

## SKIMMER FOR LAKES

Ron Artz (182 Glenwood Dr.) advises he has a skimmer that will skim lakes Mike Reynolds will make appointment for committee to see a demonstration of his skimmer to remove floating debris.

## SECURITY SYSTEM

New contacts have been placed on system. The time was changed to correspond with STANDARD TIME, so the alarm would not keep going off.

## RETAINING WALL SPECIFICATIONS

Project has been completed and will be submitted to board this week.

## WOOD GATE REPLACEMENT TO POOL

Mr. Hanagan will replace.

## ENTRANCE TO LOBLOLLY AND CANDLEWOOD

Mr. Johns reported that no plants to be replaced until Hardee's group puts additional sprinklers in area where plants died. This should be accomplished in the next two weeks.

## CLUBHOUSE RESERVATIONS

Dec 1 - Newcomers Host - Karaoke Dancing 7P.M.

Dec 4 - Phase I-VII Coffee Klatch – 9A.M. -12P.M.

Dec 7- Jannerman MT Woman Golfers – 5P.M. – 9:30P.M.

Dec 12 - Phase VIII Coffee – 9A.M. – 11A.M.

## POOL PLASTER/PAINTING

Board asked Mr. Crow to get help in to check for repainting, since there is no leak in pool. Mr. Jim Chocklett, Greenville, SC Consultant from HGTC will be out Wed Nov 14<sup>th</sup> at 1 PM to look at pool and give his suggestions on how to handle.

## REFLECTORS ON DARK BROWN POST

The 'DARK BROWN' is a safety hazard, as they blend in with environment and especially at night cannot be seen when there are no reflectors. Most recent case (corner Myrtle Trace Dr and Berry Tree) post had no reflectors. Suggested use of reflected tape on road, but need to check with county since these are county roads. The 'DARK BROWN' posts are dangerous. White Road tape would save much energy, time, and money by cutting out Mr. Hardee's group from replacing posts constantly and weed wacking around them in the summer.

## TREE REMOVAL COMMON GROUND RON CROW AND RON GROVE

138 Berry Tree has dead tree

101 Cricket Ct - Limbs over roof

Dead tree in circle front of Maintenance Shed

118 Birchwood has dead tree

Mr. Crow will call American Tree Climbers again to complete job.

### CLUBHOUSE KITCHEN CEILING LIGHT

Mr. Boutcher has repaired.

### LAKES

Have leaking control box at Lake Viero. Patch applied. Looking for source for Cypress planking. Checking with McKeever and Shaw, 14<sup>th</sup> Street, Conway. 248-9029

Lake Tern (Phase VIII) – Ditch connecting two ends. Low water level this summer boats could not get in to handle. Six houses involved got upset. Boat finally got in when we had heavy rains and cleaned it out. Control box boards pulled and now has very low water. Lost about 4 million gallons. Will be this way until construction is done.

Complaints received that there is more time spent cleaning lakes in Phases I through VII than in Phase VIII. It is hard to imagine keeping track of lakes up keep by use of an excel

Spread sheet with 15 columns accounting for each increment of time in raking edges, skimming pine straw and cones, mowing, and edging. Lakes are sprayed by EMS two

Times per month in the summer to control weeds and algae to help in lakes management.

Time spent in cleaning is a judgment call based on what we see floating, and growing

in and on our lakes. The lack of rain and the cleaning of the road ditch draining into Lake Tern have added to the problem.

### FOUNTAIN

Fountain was pulled from Bunting Lake (Friday 9 Nov) because seals would rot without any usage. Chances of fountain ever being sold was a “LONG SHOT” Could be put in another lake.

### STREET LIGHTS

One has been replaced this month. Lights at entrance to Burning Tree from 501 have been charged to Myrtle Trace in the past. Mr. Seeds advised do not report them out, as we will not pay for them anymore.

### ROADS AND STREET SIGNS – DAVID DAY

Mr. Day has reported cracks in pavement on MYRTLE TRACE DRIVE at entrance to BERRY TREE Lane two times. Still not repaired. Charlene Rose will call county again.

### GARDEN CLUB – John Beam and Paul Alexander

Have one new cactus. Looking for suggestions on how to get the residents to walk around the garden and check out the beautiful flowers. There are flowers blooming all twelve months of the year. Putting it in “News and Views” does not work. Was suggested we have a post with plaque (a walking tour map) at entrance to garden on it, showing the diagram of garden, identifying each plant that is in bloom. Garden Club has worked very hard on our beautiful garden.

Meeting adjourned at 11:10A.M.

Prepared by

Charlene Rose