

**Property Committee Meeting Minutes  
Tuesday, February 12, 2008**

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

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

They currently working on water sealing pool deck, stain for Cabana and Trellis, plantings end of Tern and Quail Lakes.

**NEW ITEMS**

**Phase Reports**

None to report

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

Spring planting will start soon. Saturday March 22 Carolina Forest will have there plant and shrubbery sale.

**Privacy Plantings Phase VIII Behind Homes**

Committee recommended that 4 holly shrubs be put in at the end of Lake Tern and three holly shrubs be put in at the end of Lake Quail. See Sketch as Attachment #1.

**Electrical Outlets in Clubhouse**

Don Boutcher has reviewed the electrical outlet problem. The circuits were put in 28 years ago. An electrician will be hired to put in two new circuits which will handle the large coffee pots and electrical appliances used for various events at the clubhouse. One will be put in kitchen with four outlets and one on other side of wall nearest storage room area. Electrician cost is \$65.00 an hour plus parts.

**Motion Sensing Lights**

Motion sensing lights on outside of clubhouse on right end as you face clubhouse will be replaced with new wiring by Don Boutcher.

## **Property Committee Meeting Minutes page 2**

### **Carpet Spots**

Charlene has an appointment on Monday at 3pm with Bruce of Stanley Steamer to see what the problem could be with the spots on carpet in the clubhouse.

### **Thermostat Settings**

Don Boutcher is going to set the thermostat so it will go back at night on lower temperature at midnight and up again at 6:00 in the morning.

### **Squeaking Chairs in Clubhouse**

WD40 is not the solution to squeaking chairs. Need to use sewing machine oil or Silicone Spray. WD40 only gives temporary lubrication. Silicone spray would be best to use, as you can spray it on the inner workings of chairs. Bruce Williams and Ron Crow will work on chairs. Ron will purchase the Silicone spray. In addition, one or two chairs need repairing.

One library chair needs fixing or spring replaced. Jack Mehl will try to get bill of sale to see if there is a warranty of some kind on chairs which were purchased two years ago.

### **Goodman Unit Heat Strips**

Two new 10KW heat strips will be replaced in Goodman unit located in kitchen. Cost is approximately \$200.00.

### **Draw String on Drapery Broken**

Draw strings on one drape in clubhouse needs repairing. John Beam and Dick Sievers will check into fixing the draw drape.

### **Back Door Replacement & Panic Bar**

Door needs to be corrected to use only the Panic Bar. Currently, with the new door it locks automatically when you close door. In addition, the door leading to pool area should be fixed so it does not automatically lock when door is closed.

### **Trash Dumping Behind Mr. Eberts Residence at 117 Cedar Ridge**

Reported to Al Hardee and looking at residents and yard clean up companies. Mostly yard debris being dumped.

## **Property Committee Meeting Minutes page 3**

### **Decorator Blocks, Bedding Plants & Sprinklers at Entrance to Loblolly and Candlewood**

Been suggested decorator blocks be placed around plants at entrance to Loblolly and Candlewood. Committee unanimously recommended that the new plants and landscape which had been done last spring were sufficient and no further upgrade needed. John Beam and Paul Alexander (Garden Committee) agreed blocks would detract from attractiveness of current landscaping. Committee recommends no further action needed in this area. In addition, Mr. Beam has gone to the area three times and states the sprinkler system is sufficient to take care of the current plants.

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

Man coming at 1P.M. today to give information on replacing metal roofs. Estimates previously received for shingle replacement. Quotes will Put together with recommendations in March.

### **Trash Pickup by Waste Industries**

Trash pick up is now changed to THURSDAY PICKUP VICE FRIDAY pickup. Yard debris pickup is unchanged, although you must call on Monday if you want yard debris picked up on Thursday. Al Hardee has been notified of the change.

### **OLD ITEMS**

#### **Air Conditioning Maintenance Contract**

Maintenance contract has been completed.

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

Mr. Hannigan has to do.

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

Charlene received contract from Ken's Pool for 2008 summer. Has been approved.

## **Property Committee Meeting Minutes page 4**

### **Estimates for Painting Pools**

Ron has meeting with Mr. Chocolett on Saturday at 10AM to review painting vs replastering pool. Several more painter's will be furnished By Mr. Chocolett to review painting.

### **Island on Timberline Court Updated**

Work on Island has been completed and nothing but good reviews have been received. Very attractive.

### **Contract for Cleaning Clubhouse**

Lily Carter has reviewed new contract for cleaning and signed for 2008.

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

Feb 13 - Phase VIII Coffee 9-11A.M.  
Feb 22 - Phase I-VII Coffee 10A.M. - 12 Noon  
Feb 23 - Reserved Scholl Birthday Party 12-6P.M.  
Mar 12 - Phase VIII Coffee 9-11A.M.  
Mar 14 - Phase I-VII Coffee 10A.M. - 12 Noon  
Apr 19 - Reserved Sinclair Party 11A.M. – 6:30P.M.

### **Tree Removal Common Ground**

Nothing to report

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

Motor has been found and will be replaced on Fountain at Lake Oriole. Golf course is looking for a fountain and negotiations are going on to agree on price for fountain that was purchased for Lake Bunting last year.

### **Street Lights – Joe Johns**

Four street lights been reported and replaced.

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

Nothing to report

### **Meeting Schedule for 2008 Clubhouse 10A.M. Tuesdays**

March 11, 2008

Meeting adjourned 1107A.M.  
Prepared by Charlene Rose