

**Property Committee Meeting Minutes  
Tuesday 12 August 2008**

Meeting convened at 1000A.M. In attendance were Lyle Kershner (Chairperson), Jack Mehl (Board Liaison), Ron Grove, Mike Reynolds, Joe Johns, Charlene Rose.

Minutes of previous meeting were accepted. Minutes approved.

**SECTION/INFRASTRUCTURE REPORTS**

**Phases 1 & 2** - Val Gursky ( 112 Hickory Dr) still complaining about house at 111 Hickory Drive, which is currently being rented. Lawn and weeds are unattractive and need immediate attention. He signed letter and it was given to ARC.

**Phase 3 & 4** - No complaints

**Phase 5** - No complaints

**Phases 6 and 7** - Update on grass in front of 179 Myrtle Trace Dr. It looks better and has been watered by hand sprinkler. Need to check that it is being watered with sprinkler system.

**Phase 8** – No complaints. Current representative wishes to be relieved of this duty, as he has had for long enough.

**CLUBHOUSE/CABANA**

Cabana motion lights are not working. Need to contact Don Boutcher who originally installed these lights to check.

Draft letter written for Lyle to sign regarding resident who had 7 children at the pool. Since she is so beligerant, it was recommended a letter be sent to make it official (letter attached).

The two stains on floor of clubhouse are going to be worked on by Lyle Kershner. There is no contract with Stanley Steemer for cleaning carpets.

Since had so many incidents at pool this summer, suggest we ask our "Security Patrol" to come by pool at night. Charlene Rose and Christine Weber check pool everynight to make sure lights out, doors and gates locked with pool is secured.

Pool bottom was patched today which will last only about 8-9 months. Cost was approximately \$150.00. Middle railing entering pool was fixed/tightened.

Charlene will get three estimates from pool companies regarding replastering and/or fiber glassing which has a 25 year warranty.

24 new Pool Noodles have been replaced with the old and waterlogged noodles. Pool users would like to thank "the committee" for replacing same.

### LAKES

Fountain on Lake Oriole is now working . Pump between Humming Bird and Sparrow is down. Motor gone. Mike will have Wiley look into replacing pump. Controller replaced on Dove by Wiley. Dan is now fine tuning it. All wells are running.

### PROPERTY MAINTENANCE CONTRACTOR

Checking in with Mr. Hardee occasionally. Resident on Timberline complaining about the yard debris behind his home, which is common property needs cleaning up. Mr. Hardee will clean up when weather cooler.

### ROADS AND SIGNS

Replacement signs for Hickory Dr and Dogwood Circle, as well as Burning Ridge Drive have been ordered. Mr. Hardee's crew will install when they are ready.

### MAILBOXES & POSTS

No replacements requested

### STREET LIGHTS

No problems.

### TREES

No problem with trees on common property.

### Garden Club - John Beam

No one from Garden Club available.

## **OLD BUSINESS**

### **REFLECTORS ON POSTS**

150 reflector posts on main roadways, which doesn't include side streets. There is a total of 300 posts. Only about 100 need to be painted on two sides.

Possibly each phase representative can paint posts in their area. Mike will distribute the paint to phase representatives. You must paint a light coat (dries in one minutes), then 3 more coats. Top of post to grass on side of oncoming traffic and street side.

### **PICNIC TABLES**

Picnic tables sanded and painted. One picnic table is unusable.

### **CLUBHOUSE FIRE EXTINGUISHERS AND EXITING LIGHTS**

Extinguishers been inspected and/or replaced. "Emergency Lighting" has been installed in clubhouse.

### **MYRTLE TRACE FLAG REPLACEMENT**

The Myrtle Trace Flag has been replaced and is flying.

## **NEW BUSINESS**

### **PROPERTY COMPLAINTS**

None

### **PREPARATION FOR POTENTIAL HURRICANE CLEAN UP**

Need to look into preparing for such event. Not aware of a fund for cleanup. Lyle will bring before board.

The big 3 acre piece of property in back of Jack Mehl which Myrtle Trace bought has a Pine Tree hit by lighting. If it should come down, could hit a house. Lyle and Jack will check tree out to see if could be dangerous of coming down.

### **PREPARATION FOR 2009 BUDGET**

Lyle would like to give items to Dan Seeds under our cognizance before he prepares budget in October/November timeframe. Next month go over items we feel are needed in the budget.

### **RETAINING WALLS AROUND LAKES**

Board is still working on guidelines on ways of protecting property from eroding. At September "Potluck" the presentation will be on ways of protecting shorelines. Right now retaining walls is the only resource for saving property. Lyle has asked committee members to try and attend, as Property Committee has been tasked with working on project with ARC.

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

Next meeting 9 September 2008.

Meeting adjourned 11:37 A.M.

Prepared by Charlene Rose

