

**Property Committee Meeting Minutes  
Tuesday 11 November 2008**

Meeting convened at 1000A.M. In attendance were Lyle Kershner (Chairperson), Jack Mehl (Board Liaison), Ron Grove, Mike Reynolds, Paul Alexander, John Beam, Earl Lee, and Charlene Rose.

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

**SECTION/INFRASTRUCTURE REPORTS**

**Phases 1 & 2** – Second request from Sara Manship (127 Hickory Dr, telephone 347-1730), concerned about common area behind her house which is a fire hazard. Needs cleaning, because of large fallen limbs, and other debris. Lyle will talk to Mr. Hardee.

**Phase 3 & 4** – No problems, other than Mr. Reeder's (115 Boxwood Lane) water main broken, which has been fixed. Only no sod was replaced, although Lyle has taken care of sod problem.

**Phase 5** - No problems.

**Phases 6 and 7** - No problems.

**Phase 8** – No representative for Phase present. No problems reported.

**SOD REPLACEMENT**

Re-sodding will need to be submitted in early March or April.

**CLUBHOUSE/CABANA**

Wooden deck boards around pool have been replaced and or repaired. Cost was \$500.00.

Don Boutcher has replaced and repaired lights in ceiling of clubhouse. Security alarm has also been changed to Standard Time. Instructions for changing alarm is in Property Filing Cabinet.

Roofing has been installed on cabana and maintenance shed. Skylights were removed on maintenance shed, as they are leak hazards.

Need panic bars on inside of entrance doors to clubhouse, which is currently not in compliance with fire regulations.

Copy of occupancy permit is on the bulletin board inside clubhouse. Lyle will get a frame for the permit.

Need to put something in "News and Views" about locking the front door of clubhouse. Some residents are not aware of the fact you have to lock the front door when leaving. It does not lock automatically.

Lock on storage cabinet near ladies room in clubhouse is broken . One part of latch which is broken is on shelf in cabinet.

### POOL

Deck at pool needs to be re-stained before opening this spring. Need to stain fence around pool also.

Pump room needed some work. Lyle has cleaned up pump room. No longer anything on floor. Everything on racks or shelves. Doors entering pool pump room needs to be replaced.

\$450.00 to have lines checked for leak in pool has been approved. Federal Government mandated suction release for pool drains. Two drains will be required to have a new type of grate cover. Cost will be approximately \$120.00 per cover. If board decides to reline pool, the grate cover can be replaced when pool empty. Cannot open pool until the grates are put on drains which has been mandated by Federal Law which goes into effect in December 2008.

### LAKES

Lakes overall in good shape. Put new solenoid control on lake "leaky"(Dove). Mike Reynolds is experimenting with amount of run time that keeps lake up. Will connect float switch later. Quail lake is still problem.

### PROPERTY MAINTENANCE CONTRACTOR

Mr. Hardee works for Myrtle Trace Home Owners Association and not individual homeowners. Any complaints about common areas from homeowners should be coming through Property Committee, not directly to Mr. Hardee. Need article in "News and Views" explaining Mr. Hardee's job. Mr. Hardee does not do work on private property.

Lake Systems Management has a Boat and Land Rig, which is used on different days in some lakes. They do not put anything in lakes if they do not need it. Need to inform residents why they do not put chemicals in all

lakes. "News and Views" article will be submitted to Lyle by Mike Reynolds.

All complaints will be responded to by either Mr. Kershner or the Phrase Representative. Chairperson will be notified of problem and when it is solved the Phrase Representative will either be notified and inform the complainant of final decision.

### **ROADS AND SIGNS**

County Infrastructure committee meets next Tuesday regarding regarding roads. Sign on Candlewood showing Glenwood has been hung. Also the "Neighborhood Watch" sign has been placed at entrance to Phases I through VII.

### **MAILBOXES & POSTS**

No replacements requested.

### **STREET LIGHTS**

One street light repaired this month. Santee Cooper was called about street light between Mr. Hardee's mailbox and Pear Tree Lane. Looks like a rock or something was thrown at light breaking the lens.

### **TREES**

Property Committee is responsible for all trees on Common Grounds. Property Committee will then go to ARC to get approval to remove. Residents must contact "Property Committee" to request trees be removed from common property. Residents should not go directly to ARC asking for removal of trees on COMMON PROPERTY.

### **GARDEN CLUB - John Beam**

Mr. Beam going shopping tomorrow to buy about ten plants. Budget request has been submitted for next year for plants for garden club.

### **OLD BUSINESS**

### **CLUBHOUSE RUG CLEANING**

Quote for cleaning clubhouse rug from Healthy Home is \$175.00. Charlene will call them to have done in February 2009. Charlene will arrange to have clubhouse closed on day of cleaning.

## **SHORELINE EROSION CONTROL GUIDELINES**

Had couple of meetings. Ben Howell has not gotten back with Lyle on list of plant materials. Lyle will walk around shoreline and take pictures where some residents have put in plantings.

## **INSTALL TIMER FOR UNDERWATER POOL LIGHTS**

Lyle will get with Don Boutcher for assistance in wiring.

## **CLUBHOUSE EXPANSION REQUEST**

Mike Reynolds presented proposal as laid out in minutes and recommended by Property Committee. Board noted, but no action taken. There is a trap door in Activities Committee Closet. Christmas decorations are stored in attic. Lyle will put light up there and some plywood for flooring, which is needed, for possible storage of more items. Possibly pull down stairs. Lyle will check into this problem.

Storage area in back room of clubhouse needs to be utilized more effectively. Need to remove and discard the big heavy tables, which are not used to make more room. Removing the window, which is of little value, would give more wall area space for cabinets. Need little housecleaning and renovation. Lyle requested recommendations from committee on how to reorganize room to be more efficient. Lyle will work up cost and submit to Board for approval.

## **STORM WATER DRAINAGE COMPLAINTS**

Dick & Jane Miller (212 Cedar Ridge Road) - There is low spot that collects water from Cedar Ridge from both directions. Took elevation measurements front of the street 212 Cedar Ridge and John & Grace Barabino (214 Cedar Ridge). The slope from the street to the rear of the property is 1 foot to 3 inches; or about  $\frac{1}{4}$  inch per foot. From the rear of the property to the normal pool level of Lake Wren is 1 foot 8  $\frac{1}{4}$  inches. Rain water does not enter the grass area at the street, instead it runs through his driveway and then onto the grass, where driveway meets the garage. Mr. Miller has 2 catch basins. Three would really be a better solution. Another problem is pipe is 3  $\frac{1}{2}$  inch diameter which is undersized. Should dig new trench have at least a 6 inch perforated pipe, backfill trench with crushed stone, fabric over pipe, crushed stone over that and top soil, then sod it. That would do a better job on dispensing water. This solution would help with most of the heavy rainfall storms.

However, storms of great than 50 year events will still cause some problems.

## **NEW BUSINESS**

### **TREE REMOVAL FROM COMMON PROPERTY**

Discussed earlier

### **AL HARDEE WORKING ON PRIVATE PROPERTY**

Discussed earlier.

### **WINTER PLANTINGS**

Al Hardee working on these now.

### **SPRING PLANTINGS**

Lyle will get with Mr. Hardee to discuss the possibility of planting perennial plants rather than annuals in the flower beds.

### **STOREROOM ORGANIZATION**

Discussed, Lyle requesting suggestions/recommendations from committee members how to better utilize area.

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

Next meeting 9 December 2008.

Meeting adjourned 11:45 A.M.

Prepared by Charlene Rose

