

**Property Committee Meeting Minutes
Tuesday 8 January 2008**

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

Hardee Maintenance Work Schedule – Ron Crow and Dick Sievers

Paint and refurbish park benches, replace mail boxes, add numbers and letters and name plates, spray pine trees for beetles.

Pool Cabana & Maintenance Shed Roofs Replacement Costs

Board wants to check into getting quotes for metal roof replacement. Got two price quotes. One was for \$6,000.00 and the other was \$3,000.00 for Architectural shingles nail over application. Decra Shingles has been contacted to find a SC supplier and installer.

NEW ITEMS

Phase Reports

Phase VI - Light has been fixed that was blinking on and off in front of Paul Alexander's home.

Phase VIII

Shrubs Behind Homes

Looking into what type of shrubs to plant behind Elizabeth Borkowski's house (201 Candlewood Drive) and Pat Hosford's house (172 Glenwood Drive) to keep vandals from entering their yards. Board wants recommendations on what type of shrubs to plant. Need to write up project and cost. See Attachment # 1

Election Days in Club House

January 19 (Republican) and January 26 (Democrat) . Two or three computers will be set up for voters. Clubhouse must be checked in evening after elections.

Repairs to Clubhouse

Charlene will call Don Butcher in week or so to make minor repairs in clubhouse, such as switch plates, wooden panel in front of sink. In

Property Committee Meeting Minutes Page 2

addition, electrical outside breaker box needs to be possibly updated with another circuit breaker. All you can plug in is one electrical appliance or the circuit breaker will blow. Board voted to approve Don checking what needs to be done. He will get electrician as necessary.

Trash Can in Front of Clubhouse

Trash accumulates and is never emptied. Committee voted to keep trash can in front of clubhouse and Mr. Hardee will be reminded to remove trash weekly.

Spot Cleaning of Carpet

Charlene will go over spot cleaning with Lillie and look over cleaning contract and get new one signed. Current contract has expired.

Ken's Pool Contract for 2008

Charlene will contact Ken' Pool to get a new contract signed for summer months.

Estimates for Painting Pools

Called the four companies Mr. Chocolett recommended in his report. Pool Plus doesn't paint pools because painting outside pools would only last about two years. Second company will not paint pools as he has had too many complaints about paint peeling within two years and bubbling. Have contacted three of the pool companies who will be giving us estimates for replastering. Painting last about two years and replastering last, with care of the pool by keeping the alkalinity and calcium level right for 10 to 20 years.

OLD ITEMS

Air Conditioning Preventive Maintenance

Air Comfort didn't respond. So called Carolina Temperature Control and they found an electrical problem. Recommend signing up with Carolina Temperature Control, which is only \$100.00 more. Their recommended contract calls for two units, two calls per year is \$305.25. Committee recommends a thermostat be installed that is programmable to keep the

Property Committee Meeting Minutes Page 3

temperature adjusted for days and evenings. Will be cost effective and save on energy. Keep Mr. Boutcher involved with this project.

Clubhouse Reservations – Ron Crow and Charlene Rose

- Jan 5 - Phase VIII Coffee 9A.M. – 1P.M.
- Jan 18 - Chinese New Year Dinner 5:30 – 9:00 P.M.
- Jan 19 - Election Day – Clubhouse Closed for Activities
- Jan 25 - Phase I – VII Coffee 10A.M. - 12P.M.
- Jan 19 & 26 - Election Day – Clubhouse closed for Activities

Wooden Gate Replacement to Pool Area

Mr. Hannigan will start on repairs next week.

Bedding Plants and Sprinklers at Entrance to Loblolly & Candlewood

Committee recommended additional sprinklers not to be installed. Mr. Beam states there is adequate sprinklers to water plants that have been installed. It has been noticed that someone is putting new plants in the area including cactus.

Back Door and Landing Repair

Mr. Hannigan will be doing soon.

Island on Timberline Court Updated

Cost is \$2,402.00, which board has approved and work is almost complete.

Entertainment Center Instructions

Instructions for TV/DVD/RADIO/VCR posted in frame by TV attached to wall.

Lakes

Motor on fountain in Lake Oriole burned out. There is money in budget to replace. Seven years is the life of fountain. Estate Management Service is going to try to find a granger replacement, rather than going back to manufacturer.

No water is being pumped in any lakes presently. Lake Tern filled up on its own.

Property Committee Meeting Minutes Page 4

Street Lights – Joe Johns

Light on Cricket Court Common area has been replaced.

Garden Club – John Beam and Paul Alexander

John reviewed proposal and was in agreement with the plan for updating Timberline Court. Garden Club and Hardee Maintenance will go over sketch of Addition of Privacy Plants and determine costs.

Roads and Street Signs – David Day

Sign has been replaced at Berry Tree and Hickory. Mr. Day has found new sign place.

Meeting Schedule for 2008 Clubhouse 10A.M. Tuesdays

Feb 12, 2008, March 11, 2008

Fall/Winter Projects

Timberline Circle for Garden repair and replacement will be completed by January 18.

News and Views

Meeting adjourned 1111A.M.

Prepared by Charlene Rose