

Property Committee Meeting Report Tuesday 9 August 2011

Meeting convened at 10 AM. In Attendance were Malcolm Macphee, Chairperson, Board Liaison (Peter Bevan), Leo Reger, Jim Wilkison, Earl Lee, Paul Alexander, Joe Johns, Ron Grove, Bill Gascoigne, Dave Smyth.

The report of the July 12 Meeting was approved.

SECTION/INFRASTRUCTURE REPORTS

Phases 1,2,3,4 & 5- No Problems

Phase 6 – New Representative Bill Gascoigne introduced. Had a follow-up call from 118 Cedar Ridge regarding dead trees on Common Property.

Phase 7 & 8 – No Problems

Clubhouse & Cabana- Vandalism occurred, not repeated. Should think about features to ward off late night intruders: Flashing motion lights or video camera (even fake). No action now. Clubhouse has carpenter bee problem to be addressed.

Pool – Refilled in July, level up again. May need another refill. Ladder broken, was fixed.

Lakes - Had been down requiring pumps but pumps not needed for 2 weeks with rains.

Roads & Gates – OK, some patching may be needed this fall. Will use remaining funds budgeted for crack sealing in 2011.

Signs - 3 STOP signs need replacement and have been ordered.

Mailboxes and Posts – Need report from Hardee. Some may need to be moved because of repeated hits.

Streetlights – Joe Johns is retiring from the Committee. Suggested that duties can be handled by Reps to contact Santee Cooper. Only about six per year. He has left instructions to be condensed and passed on.

Trees & Garden Club – Circle by Pool planted with grant money. It is well planned and done by Hardee.

UNFINISHED BUSINESS

Pools Contract – An alternative system has been suggested and being investigated to reduce maintenance costs and timing of treatment, etc. Costs are important but may be covered by Reserves for Pool updating. We will soon require repairs anyway and could include updating filtration. We will review this topic, including cost and timing, next month.

Lake Banks- A Team of Property and ARC members are investigating alternative bank preservation methods, versus just Retaining Walls. We await further info but may suggest test areas with Hardee, outside vendors, and retaining wall parties.

Guidelines-tentative – Property Committee Guidelines have been changed since we got to review them. Committee would like to review again, from a practical and enforcement prospective, before final review by the Attorney.

NEW BUSINESS

Dead Trees on Common Property – Should we be removing these trees? We have a liability if tree falls causes damage and may have liability if we allow the resident to cut down the tree. 118 Cedar Ridge is an example. We will establish a procedure where the Rep looks at the tree, may consult others, then consults a resident tree expert from the Garden Club with further referrals if necessary. If it is determined the tree should be removed, the Common Ground coordinator will make arrangements to remove, and possibly replace, the tree. We should not be randomly removing dead Common Property trees. Procedure to be outlined.

2012 Budget – Chairman asked for input items to consider for 2012 budget. He will talk with Hardee. Road repairs and Garden Club were mentioned as examples.

Meeting Adjourned 11:55

Malcolm Macphee
Chairman