

Property Committee Meeting Minutes

Tuesday September 8, 2009

Meeting convened at 10:00 AM.. In attendance were Lyle Kershner (Chairperson), Board Liaison, Cathy McElroy, Earl Lee, Jim Wilkison, Paul Alexander, Dick Sievers, Joe Johns, Mike Reynolds and Ron Grove.

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

SECTION/INFRASTRUCTURE REPORTS

Phases 1 & 2 & Cricket Ct Bradford Pear at 110 Berry Tree Lane split at base and fell into small lake blocking the culvert under Berry Tree. Al Hardee's crew removed broken part of tree. Owner of the property will be billed for cost of removal and clean up.

Phase 3 & 4 –156 Myrtle Trace Drive Poison ivy growing from private planting bed onto common ground. Lee and Kershner will visit owner and talk to him about eradicating the poison ivy.

Phase 5 – No problems

Phases 6 and 7 – No problems

Phase 8 – 1200 Loblolly complaint about branch overhanging property. Lyle checked problem; branch is healthy and not in any danger to house even if it did fall. Owner has been told branch will not be removed. 1204 Loblolly complaint about trash collecting on West Ridge lake abutting their property. Letter written explaining that the association has no standing in this matter since the lake abuts their private property with no common ground intervening between them and West Ridge.

CLUBHOUSE/CABANA –Need to examine all club house chairs for any structural problems. Also need to investigate cleaning of clubhouse windows, both inside and outside. Large pull drape on pool window has had the plastic hangers replaced so the drape now hangs properly and can be easily opened and closed. The two small drapes on either side of the pool door have had some pleats removed so they now can cover the entire window glass to darken room when showing movies, etc.

POOL –Work party will meet at 10 AM on Saturday October 3, to stow all pool furniture and get pool ready for winter. Will also check wood decking and railings for any replacement that may be necessary.

LAKES – EMS has treated lakes with bad algae/grass problems with zinc sulfate and added dye to shallow lakes to slow down photosynthesis. Grass carp have also been added to those lakes with a serious grass problem. Will hold off on raking any floating grass onto lake banks for awhile because the recent strong chemical application will kill the grass on the banks.

PROPERTY MAINTENANCE CONTRACTOR – No problems. Dan Seeds and Lyle have talked to Al about being sure he bills the Association for work he does that is over and above his contract responsibilities.

ROADS –Jim is looking into working with Al to do temporary cold patching of roads and then when there is enough patching to warrant hiring a contractor to remove the cold patches and hot patching them. He is also working on a plan to do joint sealing the roads where necessary. One option is to have Al clean out the joints with compressed air and then hire a contractor to hot seal the joints.

SIGNS –No problems. Myrtle Trace Drive sign installed at Loblolly Lane intersection.

MAILBOXES AND POSTS – 2 Nameplates, 1 mailboxes and 2 mailbox posts installed. 5 roadway posts reworked.

STREETLIGHTS- Two street lights along Myrtle Trace Drive in Section 8 keep going on and off. Joe will contact Santee Cooper.

TREES – No trees removed from common property. However, a large branch broke off a pine tree along the walkway between the clubhouse and the pool. It was too large and too high for Al's people to remove so All-American Climbers was hired to remove the branch and clean up the area.

GARDEN CLUB –Developing the fall planting plan. Meetings will begin shortly. Working on getting a garden club member to serve on the property committee.

OLD BUSINESS

1. Shoreline erosion control guidelines – Well known horticulturist friend of Paul Alexander suggested using day lilies along lake banks. They love water and should be planted in about 2 to 3 inches of water. Their roots will stabilize the soil and they will bloom all summer long and are not invasive. The one down side is that they will need to be thinned out about every 3 to 4 years.
2. Tree at Walnut Circle – see above
3. Road Maintenance Contract- see above
4. Common area drainage swale behind Ashwood Circle – Al and Lyle took elevation readings of swale and property. There are two areas of the swale that need to be deepened about six to eight inches. This will have to be done by hand because area is too tight to get a bobcat in.
5. Automated sprinkler system at clubhouse –Board has tabled this item
6. Plant growth overhanging lake banks –Motion made to do no shoreline trimming of overhanging plants. Approved

NEW BUSINESS

- 1 Lake bank behind houses on Loblolly Lane – See above
- 2 Budget request items for 2010 fiscal year.
 - a. Shrubbery replacement of old shrubs
 - b. Root pruning along roadways and cul-de-sac planting beds.
 - c. Repair fence around maintenance yard
 - d. Shampoo clubhouse rug
 - e. Replace timber edging at entrance beds both sides of Burning Ridge Road
 - f. Pumphouse/well near 254 Candlewood Drive

- g. Automated sprinkler system in Garden
 - h. Replace tile depth markers at pool.
 - i. Road maintenance
 - j. Replace clubhouse door leading to pool
- (Estimated costs for these items will be developed and given to Dan Seeds no later than the first week of October.)

3 Committee strongly recommends that no Bradford Pear trees ever be planted on common property. They are a short life span tree and subject to wind and storm damage. Also recommend ARC sparingly approve these trees for private property.

Meeting adjourned @ 12:09 PM

Prepared by:
Lyle Kershner