

Property Committee Meeting Report Tuesday 10 August 2010

Meeting convened at 1000A.M. In attendance were Lyle Kershner, Chairperson, Board Liaison (Sally Herstine) Jim Wilkison, Paul Alexander, Joe Johns, Earl Lee, David Smyth, and Charlene Rose.

Report of previous meeting was approved.

SECTION/INFRASTRUCTURE REPORTS

Phases 1 & 2 & Cricket Ct - Ms. Gloria Roof (138 Berry Tree Lane) called about a tree that was struck by lightning, which was on Common Property behind her house and fell into her yard. Lyle will check the property and take appropriate action.

Phase 3 & 4 - No problems.

Phase 5 – No problems

Phases 6 and 7 - Complaint from Betty Alexakos (232 Wedgwood). An ongoing drainage problem. Letters and pictures were submitted to Lyle for perusal. (All the drainage problems reported are on the golf course property.)

Dick Collette, 212 Butternut Circle, complained about unkempt property on common area next to his house. Earl and Lyle have checked the area and it looks fine.

Phase 8 - Ron Kirby, 218 Glenwood Drive, had problem with drainage ditch behind his house, he said there is debris in the ditch which impedes its flow into Lake Tern. Mr. Hardee's crew will clean out the swale. (This is a perfect instance where we need owner requests in writing. A couple of years ago Barney was clearing the swale and Mrs. Kirby raised cane with him and said she would take care of keeping the swale cleared; she did not want the association clearing that area.)

Clubhouse/Cabana - Clubhouse pictures, a gift to the association, which the "Activities Committee" selected and paid for framing are now hung in the clubhouse.

Complaint from ladies who exercise at the clubhouse from 8A.M. to 9A.M. about the thermostats has been resolved. Don Boutcher reprogrammed the temperature to go to 76° at 8A.M. and stay at that temp. Until 10 P.M. when it goes to 82°. Thermostat was programmed to go to 78° at 9AM after the group has finished exercising.

Jim Wilkison felt that we kept the temp. too high in the clubhouse. He felt it should be 72°. Lyle said he felt the current temp. settings were fine; but he would ask the Board if they wanted them changed.

Ms. Rose submitted petition signed by the many of Myrtle Trace residents who use the clubhouse frequently, requesting replacement of current swivel chairs. They feel that the current chairs are dangerous and should be replaced. They are 20 years old. They were re-

upholstered 4 years ago. Mrs. Rose submitted a quote for 24 chairs from Global Furniture (attached).

Ms. Rose has received several complaints about the large bushes growing on each side of entrance to clubhouse. They need cutting back, as they are hanging over walkway entrance. Lyle will have Al Hardee's crew trim them back. Be aware that they will look rather sparse until the exterior leaves regrow.

Lyle power washed the front of Clubhouse and the walkway, upon receiving a complaint.

Charlene will have 'FIRE EXTINGUISHERS' updated per safety regulations.

POOL - Shrubbery and/or trees surrounding pool area located in Garden need trimming/cutting, as they are growing inside pool fences. Ground cover near grassy area inside pool needs cutting back; growing onto concrete around pool. Al Hardee's crew will handle this.

Pool cabana 'WATER FOUNTAIN' not working. Is Plugged up, but no water will come out when button pushed. Need repair or replacement. Lyle will look into problem.

Fan in Men's ROOM does not work. Lyle will check, problem is probably a faulty wall switch.

GLOBE in FAN/LIGHT over the inside of pool cabana area is missing. Chain on fan is also broken and needs extension. It may be difficult to get a replacement globe, possibly will require a whole new fan assembly.

The STRIP OF METAL between wooden area and carpet under cabana was repaired by Lyle as well as resetting some of the deck screws that were sticking above the plank surfaces..

LAKES - No problems.

PROPERTY MAINTENANCE CONTRACTOR - Remainder of reflectors that were on-hand have been installed in Myrtle Trace by Mr. Hardee's crew. Jim will let Lyle know how many more reflectors are required so they can be installed in the late fall.

ROADS AND GATES - No problems. Gates continue to work well. Mr. Wilkison will give Lyle an estimate of sealing cost for next year's budget.

SIGNS - Sign installed stating 'DEAD END' at the entrance road to the gates. This may or may not cut down on the number of vehicles, mostly trucks that have to turn around at the gates.

MAIL BOXES AND POSTS - Replaced 3 mailboxes, 3 mailbox posts, put up 8 name plates, and replaced 13 road posts.

STREET LIGHTS - 5 malfunctioning street lights were reported and repaired

TREES - Dead pine tree and some small dead scrub trees behind Linden Circle will be removed by All American climbers on Wed. 11 August.

GARDEN CLUB - Paul Alexander - Too hot to weed and/or work in garden. Mr. Alexander will request the annual budget of \$1,200 for refurbishing the garden around clubhouse. Mr. Alexander submitted article about caterpillars on 14 July and nothing appeared in August News and Views. They are now gone and no follow-up is necessary.

OLD BUSINESS

REMAINDER OF ROADWAY REFLECTORS -

(See above under roads).

STATUS OF CYANURIC ACID IN POOL -

It is slowly rising. Last reading this week was 100. Maximum is 150. Will analyze at end of September when pool is closed.

Advised by Ken's Pool service draining pool down $\frac{1}{4}$ (25 percent) would only lower cyanuric acid only about 10-15. Only way to keep cyanuric acid down would be to put in system that uses liquid chlorine. The cylinders, and or crystals have cyanuric acid in them, which is what we use. (I. Lyle, do not agree with Ken's calculation and liquid chlorine substitute and I think more research is need to determine a solution to the problem. For instance why can't we get crystal cylinders without cyanauric acid in them? Research shows that once the cyanauric acid level reaches about 50 ppm further increases do not improve the retention of free chlorine.)

CARE OF COMMON PROPERTY ABUTTING PRIVATE LOTS -

37 Applicants, 29 signed agreements.

HANIGAN'S DRAINAGER PROBLEM -

Work has been done and works quite well. Grates were checked by Lyle after a heavy rain and system worked well. No standing water. Cost was just under \$1,400 .

LAKE GREBE COMPLAINT - Debris collected at outfall catch basin. Al's crew cleaned it out and looks good. This is an ongoing problem at the outfall of most of our lakes.

PLANTING OF ANNUAL FLOWERS – Check daves garden.com website which has informative information regarding flowers and trees. Lyle gave Al Hardee photos and a listing of some perennials, which he thought would be appropriate in common, areas.

NEW BUSINESS

ANNUAL BUDGET FOR 2011 –

Road Sealing and Patching - Mr. Wilkison will give Lyle cost.
Renovating Clubhouse Kitchen Area – Lyle will work up estimate
Aerators for Lakes - Mike will give cost to Lyle.

Cost of perennial flowers for common area –Al Hardee will develop
Replacing Clubhouse door leading to Pool – Lyle will work up estimate
Rework Sump Pump basins – Al Hardee will develop
French drain prototype to alleviate standing water on roadways- Jim will develop a trail drain at the end of his driveway.

DRAINAGE BETWEEN 125 & 127 HICKORY – This drainage problem is entirely on private property that has existed for years. To make matters worse 125 Hickory installed a large paved patio in the front yard, which greatly increases the impervious area and worsens the problem. Owners need to install improved drainage lines to alleviate the problem.

DRAINAGE SWALE BEHIND 218 GLENWOOD – (see phase 6 & 7)

Next meeting 10 September. Meeting adjourned 11:31A.M.

Prepared by Charlene Rose