

Property Committee Meeting Report Tuesday 13 July 2010

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

Report of previous meeting were approved and seconded.

SECTION/INFRASTRUCTURE REPORTS

Phases 1 & 2 & Cricket Ct - Mr. Tom Hannigan (105 Dogwood Circle) improvement of drainage problem is in the process of being contracted to Keith Richardson Land Services, Inc. Hopefully work will be completed by end of next week.

Removal of trees and re-landscaping of Cul-de-sac at end of Berry Tree will be held off until late in the fall.

Phase 3 & 4 - No problems.

Phase 5 - No problems.

Phases 6 and 7 - Tree limb down in pond after storm, but problem has been taken care of by Mr. Hardee.

Phase 8 - No problems.

Clubhouse/Cabana - Activities Committee has purchased a commercial three Burner Bunn Coffee machine, and rolling cart to put coffee machine with storage space for use in clubhouse for large events. Brass plaque purchased and placed on piano which was "Donated by Polly Perry May 2010". Surge protectors have been purchased and installed to the piano, to prevent damage during storms.

Lyle requesting when a chair in clubhouse is broken, please indicate what the problem is and not just a note that states "chair is broken".

Air conditioning units will be checked this Friday.

Need to set up time when clubhouse not being used and check chairs again. Rocker mechanisms need to be inspected and if necessary replaced. In general the chairs are in good condition.

Was suggested by Ms. Rose the rolling chairs in clubhouse are dangerous and should be replaced with chairs that do not tilt back or swing. Several complaints received from residents in past several months, in addition one resident fell backwards when chair hardware broke. (This happened over a month ago, the weld attaching the main rocker shaft failed. The entire rocker assembly was replaced and the chair is now completely functional) Attached are copies of chairs with rollers with a capacity weight of 225

pounds, that do not sway back or sideways. Available in various colors. Cost for 24 chairs would be \$4,750.08. May be considered for next year's budget.

Mr. Kershner states he is not in favor of replacing the current chairs. He has personally inspected all the chairs in the past year and has been placing the heavy-duty rocker mechanisms on chairs as they show sign of failure. Some members quite often abuse these chairs by overzealous rocking and leaning over while in the chair while trying to pick up fallen articles.

Pictures for the walls have been selected by committee, and order placed with framing outlet. Pictures should be on the walls by end of July.

POOL - Two used lounges purchased for \$15.00 each, for residents' use. Lights under cabana area have been replaced, whereby one can easily see bathroom entrances at dark. It has lightened up the area considerably in the evening.

LAKES - Need to request funds for aerators for the lakes in next year's budget. Presently we have one operating aerator in Sparrow Lake. Aerator systems can now handle number diffusers up to about 100 feet away from the aerator pump. This will allow more aeration in some of our longer lakes.

Meeting with EMS, the company that cares for our lakes, about spraying and algae problems. EMS updated Mike with new EPA guidelines. Lake handlers of chemicals will have to be certified and restrictions on spraying are going to be more strict and lots of paper work will be involved. Less copper sulfate and the use of more user friendly chemicals will be required.

Most lakes are currently doing well, other than "Lake Leaky". Need to repair timer on control to maintain current level of that lake.

We must inform Amy Hyatt when chemicals are put in lake behind her house. Mike advised that is being done and has been done for quite a long time.

Need to discuss with the Board the possibility of lowering the water level of the lakes at during the late summer and early fall months of the hurricane season. This would provide for additional runoff capacity in the event of a storm. On the other side of the problem is the fact that the lakes are already shallow and lowering the water level will cause increased weed growth and complaints for the residents.

PROPERTY MAINTENANCE CONTRACTOR - No current problems, other than Mr. Wilkison would like to see more emphasis of having reflectors installed. Lyle will talk to Mr. Hardee to see if some progress can be made prior to the late fall when normal maintenance activities slow down.

ROADS AND GATES - No problems with gates other than just one instance of the end of the entrance gate being damaged. It was immediately fixed. Gates have basically been

working well. Saturday 17 July will be one-year gates have been in use and we have yet to need to replace a broken gate arm.

SIGNS - No problems. Things might pick up once the college students start returning to CCU. Some of them seem to feel that street signs make great room decor.

MAIL BOXES AND POSTS – 7 mail boxes, 2 mail box posts, 3 nameplates & 10 roadway posts

Some people have requested mailboxes on be relocated on property across from their driveway. We will not relocate unless the owner of the mailbox requests its relocation and then only if the relocation will not cause a problem for another's driveway.

STREETLIGHTS - One Street lights out and fixed.

TREES – Need to look at some trees in the common area behind Lake Dove.

GARDEN CLUB - Paul Alexander

Board agreed there would be no change in yearly disbursements given to Garden Club, should there be donors who give additional monies.

Lyle requested Paul Alexander prepare article to put in News and Views re: the caterpillar problem in some resident's trees and how to deal with the problem.

OLD BUSINESS

REMAINDER OF ROADWAY REFLECTORS -

Lyle will talk to Mr. Hardee. Mr. Wilkison will give list to Lyle.

STATUS OF CYANURIC ACID IN POOL -

It is slowly rising. Last reading was 60. Maximum is 150. Will analyze at end of September when pool is closed.

It has been suggested that each year we empty pool at beginning of pool season and refill with fresh water. It is more cost effective than using a lot of chemicals to get old water ready for opening and we will then start with water that has no cyanuric acid.

CARE OF COMMON PROPERTY ABUTTING PRIVATE LOTS -

36 Applicants, 29 signed agreements.

SUMP PUMP BEHIND 111-115 HICKORY

Behind Hickory Drive houses backing onto Myrtle Trace Drive. Three sump pumps were placed in the wooded area by the developer. Two tied into meter base near entrance and third pump is tied into a resident's house. Property between 111 and 115 had standing water close to houses as a result of a very heavy downpour in a very short period of time. Water did not come within four or five inches of entering the living space of either house. Currently the sump basins are covered with grating, which can get partially blocked by leaves and pine straw. In the fall Hardee's crew will re-work these areas to greatly reduce the leaf and straw problem. Cost should be less than \$500.00

Mr. Kershner read a letter received from resident at 115 Hickory and the letter that was sent to resident re flooding and drainage.

HANNIGAN'S DRAINAGE PROBLEM -

Lyle needs to get back to contractor. Contract is ready to be signed to alleviate Mr. Hannigan's problem. Drainage intake structures will be modified; work should take only about 2 days. Cost will be \$1,395.00.

NEW BUSINESS

LAKE GREBE COMPLAINT -

New pipe that was just put in is working well. Owners of 100 Birchwood Ln. complained about debris collecting at intake structure behind their house. This is the only spring feed lake in the community and it extends well into Burning Ridge golf course so it has a large drainage area and collects a considerable amount of debris, which flows toward the intake structure. Lyle will have Mr. Hardee periodically keep the debris out of lake at the intake structure.

ANNUAL BUDGET FOR 2011 -

Lyle stated that at the next meeting we need to start putting together figures for next year's projects and budget. We need to finalize the budget by our meeting in September. Mike Reynolds will provide Lyle with figures on cost of aerators for lakes. Request made of all members for project suggestions for budget. Will discuss at next meeting.

PLANTING OF ANNUAL FLOWERS – Paul has been asked to provide suggestions on flowers for entrances, which flower yearly rather than annuals. This could save the Association approximately \$2,000 to \$2,400.00 yearly. Some suggestions were Lantana, Cannas, Hibiscus, Tulips, etc. Mr. Alexander will provide Lyle with types of flowers he suggests that are perennial

Next meeting 10 August. Meeting adjourned 11:41A.M.

Prepared by Charlene Rose