

## Property Committee Meeting Minutes

Tuesday 11 August, 2009

Meeting convened at 1000A.M. In attendance were Lyle Kershner (Chairperson), Board Liaison, Cathy McElroy, Earl Lee, Jim Wilkison, Paul Alexander, John Beam, Joe Johns, Mile Reynolds, David Smyth and Don Boucher.

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

### **SECTION/INFRASTRUCTURE REPORTS**

**Phases 1 & 2 & Cricket Ct** - No problems. Turned complaint about pink lawn chairs, etc to ARC.

**Phase 3 & 4** – Lyle & Ron Grove met with Mr. Young, 101 Birchwood concerning ponding of rain run-off at rear of his property. Problem is that the drainage swale along rear of property has had a planting berm installed which blocks run-off. Not a property committee problem. Owner told that he can live with problem, remove berm, or install underground drain line to existing drainage swale behind his neighbor's property. He understands problem is his not the association's.

**Phase 5** - Tree branches overhanging roadway and common property has to be trimmed, Hardee's crew will do trimming. The owner has been contacted and has no problem with the trimming.

**Phases 6 and 7** – Blocked storm drain on common property adjoining 230 Cottonwood. (see below)

**Phase 8** – Complaint about lake conditions on Hummingbird and Tern. (see below)

**CLUBHOUSE/CABANA** – Hand soap dispensers were taken from rest rooms. They have been replaced. Decided against installing wall-mounted dispensers because of damage to wallpaper. Will continue to monitor. Thermostat on a few occasions has been set to 69 degrees and left there. Don will look into programming thermostats to return to original settings after two hours. Do not know if this is possible. If not will explore other alternatives. Panic bar installation on front door was knocked loose; it has been repaired. Lyle will investigate strengthening installation. Coded door lock failed last week; problem resolved.

**POOL** – Have not been able to locate slow water leak (5 gal per hour). Checked pool fill system, irrigation system, shower, lavatories, toilets, and drinking fountain. Will continue to monitor. Motion detector lights have been replaced and are working. On Monday Aug. 10<sup>th</sup> a snake was located on the shower platform and later along the cabana wall on the deck. Hardee's crew tried to locate to no avail. Looking into snake repellent products.

**LAKES** – EMS has worked on problems at Hummingbird and Tern and will continue to closely monitor. Additional grass carp have been ordered and will be delivered in about one week.

**PROPERTY MAINTENANCE CONTRACTOR** – No problems. Jim was very complimentary about the work Al and his crew did on the gate installation.

A number of committee members feel that Al Hardee should have a gate sticker for his truck. He uses it for many trips to pick up association supplies, both contractual and non-contractual. And does not ask for reimbursement.

**ROADS** – Reviewed letter from Dick Collett regarding restriction of delivery and yard maintenance vehicles on Myrtle Trace Drive because of increased traffic due to gate installation. According to members who live along Myrtle Trace Drive traffic is down in some areas and no change in other areas. Decided not to invoke restrictions.

An additional sign, “PRIVATE DRIVE NO TRESPASSING” will be placed at the intersection of Myrtle Trace Drive and Cedar Ridge Road underneath the “NO OUTLET” sign.

Jim will shortly begin installing white reflectors on roadway posts along the remainder of Myrtle Trace Drive.

**SIGNS** – New sign will be placed at Loblolly and Myrtle Trace Drive.

**MAILBOXES AND POSTS** – 3 Nameplates, 3 mailboxes and 1 mailbox post installed. 12 roadway posts reworked.

**STREETLIGHTS**- None replaced.

**TREES** – No trees removed from common property.

**GARDEN CLUB** – John Beam has resigned from heading the garden club; he feels he has put in about eight years as leader and it is time for another to step in. Lyle asked him to name some possible replacements. The club has had a large fall-off of active workers and is in need of new volunteers. They will try a few methods to get new members for the club.

**OLD BUSINESS** –

1. Shoreline erosion control guidelines - nothing to report
2. Gates at Myrtle Ridge road - 3 minor problems, all immediately taken care of by contractor.
3. Add plantings in sparse areas along Association boundaries – Areas have filled in naturally. Closed
4. New light fixture in storeroom – Done
5. Paint Pool equipment doors and fan louver – Done
6. Ponding of storm water in roadway at 226 Candlewood – Drain system installed owner shared in cost of system.
7. Tree at Walnut Circle – see above
8. Tag sales traffic problems – referred to Board for solution

## **NEW BUSINESS –**

1. Road Maintenance Contract- Jim is working on setting up procedure for maintenance and upkeep.
2. Drainage at West End of townhouses on Cricket Court – Committee recommends that no underground pipe be installed. A number of years ago the owner installed a wall along the side of the townhouse to control the run-off. The area is draining well, with no signs of erosion. Excavation to install underground piping could cause collapse of existing wall.
3. Lake bank behind houses on Loblolly Lane – The property line of these houses abuts West Ridge property, the owner of the lake. This is a problem the owners must take up with West Ridge Developer. The Committee or the Association should not get involved with the problem.
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. None of this work will correct Lois's problem of water backing up into her garage because the concrete patio slopes toward the house not away. The solution, she has been told is to have a contractor cut drain slots into the patio to allow the water to drain away from the house.
5. Automated sprinkler system at clubhouse – Lyle received quotes for automated systems for the nine-loop garden system and the five-loop club house lawn system. He has asked the bidder to offer some alternates in an effort to reduce the cost. There is a split consensus among the garden club members as to whether or not to have an automated system.
6. Plant growth overhanging lake banks – the most severe problem is along Lake Quail. The growth is on property not owned by the association and based on a past confrontation with the owner it is not likely we would receive permission to enter the property to cut the overhanging growth. To access from the water will be somewhat difficult and in addition since the land in question is designated wet lands there is a question as to whether or not the growth can be trimmed.
7. Preliminary 2010 Budget request items (need no later that Sept. meeting)
  - i.e. Shrubbery replacement of old shrubs and Root pruning along roadways and Cul De Sac planting beds.
8. Blocked storm drain line in common area adjoining 230 Cottonwood – Tree roots infiltrated and blocked 15 foot section of the drain pipe. Pipe replaced, problem solved.
9. Other – An individual has planted cactus in two of the beds at the entrance to Candlewood. Committee strongly recommends they be removed. One of the draperies in clubhouse on poolside needs repair.

Prepared by:  
Lyle Kershner