

**Property Committee Meeting Minutes  
Tuesday 10 February 2009**

Meeting convened at 1000A.M. In attendance were Lyle Kershner (Chairperson), Board Liaison, Jack Mehl , Mike Reynolds, Paul Alexander, Earl Lee, Dick Sievers, David Day, John Beam, Joe Johns, and Charlene Rose.

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

**SECTION/INFRASTRUCTURE REPORTS**

**Phases 1 & 2** – Michelle (101 Cricket Ct) advises all debris broken limbs etc. have not been removed. Only some have been removed.

**Phase 3 & 4** – Mr. Fogle (121 Boxwood Ct) called re: broken limbs and debris in common area behind his house still needs to be removed. Common area was cleaned up in 1998 and hasn't been done since then.

**Phase 5** - No problems.

**Phases 6 and 7** - No problems.

**Phase 8** - No problems.

**CLUBHOUSE/CABANA**

Rugs have been cleaned by Healthy Home. Looks good. Cabana shower line froze and burst during the cold snap. Water line has been turned off and pipe will be replaced in spring. The panic bar hardware for the clubhouse doors has been received and will be installed by the end of the month.

**POOL**

Contract for pool from May 1 to September 30 2009 has been given to Mr. Kershner to forward to Mr. Seeds for execution. In addition, Ken's Pool service recommendations on how to handle putting in new drains in deep end, plus pressure cleaning.

Mr. Hardee will power wash, seal and stain deck and fence around the pool prior to Spring opening.

Still need meeting to be set up to revise the Pool Rules before the pool opens, early enough to publish and inform residents.

Need 'WARRANTY' for pool cover, which no one seems to know where it is. Cover has a 20 year warranty. Need to locate warranty so it can be filed in Property Cabinet. Cover is approximately 3-4 years old.

## LAKES

Water levels are generally up and algae under control. Ben Powell and EMS submitted a list of water plants to be used to control shoreline erosion around lakes.

## PROPERTY MAINTENANCE CONTRACTOR

Crew is concentrating on pruning and common area cleanup. Wheel stops in parking lot have been painted and parking delineation lines will be repainted. Need to put sod in earlier this year, around first of April in order to give it a chance to root before the summer heat arrives.

## ROADS AND SIGNS

County has repair several pot holes along Myrtle Trace Drive. The County is still presently repairing our roads. Mr. Wilkison, Mr. Kershner, and Mr. Reynolds will be checking all the roads later today to see if there are any that should be brought to county's attention before taking roads over, should it be approved.

## MAILBOXES & POSTS

Mr. Hardee gave Mr. Kershner a list of mailbox posts, which are rotted, and that he felt should be replaced. A notice was placed in News and Views for homeowners to check the status of their mail box posts and who to contact for replacement. We will not notify a homeowner and tell them they must replace their mailbox post.

## STREET LIGHTS

Two streetlights were repaired/replaced.

## TREES

No problems.

## GARDEN CLUB - Paul Alexander

March will be first Garden Club meeting. Mr. Beam requested that Mr. Kershner to please announce at annual meeting the club would appreciate any volunteers to help with the garden.

## OLD BUSINESS

## SHORELINE EROSION CONTROL GUIDELINES

Mr. Kershner received a list of recommended plants and retrieved the plant photos from the Internet. After the annual meeting a joint meeting between ARC

and Property Committee will be set up to propose a procedure for using plant materials for shoreline protection.

#### **INSTALL DRAIN GRATES & TIMER FOR UNDERWATER POOL LIGHTS**

Federal Government mandated pool drain will be done when Ken's Pool advises the drains are available. Mr. Boutcher will help with the timer for underwater pool lights.

#### **CIRCUIT PANEL BOX CONTROLLING LIGHTS IN CLUBHOUSE & CABANA**

Need to label all circuits on the panels to facilitate electrical work.

#### **TAKEOVER OF ROADS**

Mr. Seeds is checking into the electronic gate types and prices. Lyle recommended setting up sub-committee if and when we take over the roads. The sub-committee would set up road guidelines and procedures and work exclusively on road maintenance, repair etc. They would issue a report to the committee at the monthly meetings.

#### **STAINING POOL DECK**

Mr. Hardee will do staining/water proofing of wood portion of pool deck and the post railings in spring.

#### **ANNUAL MEETING**

Scheduled for Saturday 14 Feb at 2PM. All members are encouraged to attend and issue a proxy if unable to attend.

#### **STOREROOM RENOVATION AND ORGANIZATION**

Lyle installed "Pull Down" ladder, lights, and flooring in Activities Closet and Storage Room attics. Seasonal items in Activities Closet are now stored in the attic. Some items in storage room have been placed in the attic. Hopefully, storage room renovation will be completed by the end of this week.

#### **COST OF CONCRETE CURBING AT ENTRANCE BEDS**

Lyle checking into this.

### **NEW BUSINESS**

#### **ADDED PLANTINGS ON COMMON PROPERTY ALONG MYRTLE TRACE BOUNDRIES**

The committee will investigate the need to add plant material in common property boundary areas.

**REQUEST FOR STORAGE OF 8 ROUND 60' BANQUET TABLE FROM ACTIVITIES COMMITTEE & REPLACEMENT OF WABLEY CARD TABLES**

There is enough space/slots for only 4 round tables in the table rack. Would have to give up 4 of rectangular tables. To store 8 round tables which is what the Activities Committee is requesting. They intend to pay for the cost of the tables. (Approx. \$100 each)

Committee checked card tables of which 4 needed replacing. Property Committee will purchase 4 card tables for the games, which are played in the clubhouse. Cost per table is \$33.00.

**NEXT MEETING SCHEDULE FOR 2009 IN THE CLUBHOUSE 10:00 A.M. Tuesday**

Next meeting 10 March 2009.

Meeting adjourned 11:30 A.M.

Prepared by Charlene Rose

