

## **Property Committee Meeting Minutes Tuesday 13 January 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** – Several calls from residents regarding violations of covenants, which have been referred to ARC via written letter. Sara Manship (127 Hickory Dr) still needs someone to remove the broken trees and limbs and other debris from common area back of her house.

**Phase 3 & 4** – No problems.

**Phase 5** - No problems.

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

**Phase 8** - No problems reported.

### **CLUBHOUSE/CABANA**

Carpet to be cleaned on Monday 27 January at 9AM. Clubhouse to be closed all day and evening. Notice will be placed on front door. Monday Mah Jongg players have been notified of closure.

Panic bar on door in storeroom needs to be keyed from outside. Need two independent accesses into clubhouse, in event the combination lock does not work.

Mr. Kershner has put pull down ladders in storeroom and Activities Closet, and floored most of both areas for storage of records and items which are not used but once a year.

Commercial grade swivel mechanisms have been put on couple of chairs, which have broken. Purchased two more for spares.

### **POOL**

Committee recommends that the board renew of pool contract with Ken's Pool service.

Committee recommends the Board needs to review and revise the Pool Rules before the pool opens.

### **LAKES**

Ms. Stiens called Mike Reynolds regarding a lot of lake shore erosion and she is losing her back yard. Mike informed her that bulkheads have been approved and up to the resident to pay for bulkheads. Plants are also another recommendation to stop erosion. Types of plants have yet to be suggested. *(Note: The erosion taking place at this location is all common ground. The Stiens property line is a many feet from the shore line of Lake Grebe.)*

#### PROPERTY MAINTENANCE CONTRACTOR

Hardee will fertilize in spring; but will not apply pre-emergence weed killer. The cost to do both is about \$8,000.00 because of the huge increase in the cost of chemicals and fertilizer. He will apply less expensive weed killer after the weeds start to emerge.

#### ROADS AND SIGNS

Nothing reported

#### MAILBOXES & POSTS

Last month had rash of mailboxes being knocked down. Hardee has had to make some more posts. He has about a dozen in reserve. Posts are still being knocked down. Have no solution to the problem other than to hold vehicular steering training courses.

#### STREET LIGHTS

No problems.

#### TREES

Couple of severely leaning trees in common area on Loblolly. They were removed. American Tree Climbers does an excellent job in removing trees and cleaning up.

#### GARDEN CLUB - Paul Alexander

Meeting in March. Planted some pansies out front of clubhouse. The weeds out front of clubhouse will be removed from the Zoysia this spring.

#### OLD BUSINESS

#### CLUBHOUSE RUG CLEANING

Arrangements made with Healthy Home for cleaning as stated earlier.

#### SHORELINE EROSION CONTROL GUIDELINES

Mr. Kershner will set up meeting of Ad Hoc committee with Pat Hosford. He has received a list of recommended plants from Ben Powell. Hopefully meeting will occur later this month or early February.

### **INSTALL TIMER FOR UNDERWATER POOL LIGHTS**

Needs to be done as well as Federal Government mandated pool drain modification.

### **TAKEOVER OF ROADS**

Infrastructure recommended approval to council. Final reading will not be until after Annual Meeting. Probably will establish a sub committee to handle roads. Gate needs to be put in with card operated gate. Gate costs run from \$10,000 to \$40,000.00 depending on features provided. Mr. Seeds is checking into the gate types.

### **CLUBHOUSE PARKING LOT**

Roots raising the level of the lot across from clubhouse. Need to do root pruning.

### **STAINING POOL DECK**

Mr. Hardee will do staining/water proofing of wood portion of pool deck. He does not do the post or railings. Need a work party to do post/railings in spring.

### **ACTIVITIES CLOSET IMPROVEMENTS**

Lyle installed a "Pull Down" ladder, lights, and decking for reaching the attic for decorations which are stored during year. Pull Down ladder and decking has also been installed in storeroom.

### **PARKING PERMITS**

The board will continue to control and issue permits for extended parking at the clubhouse parking lot.

### **STOREROOM RENOVATION AND ORGANIZATION**

Mr. Kershner has drawn plans for reorganizing the storeroom to be more efficient and useful and not so cluttered. Will ask board to approve the reorganization and approximately \$200.00 for materials. Also will recommend the purchase of two 4-drawer file cabinets to replace the 2 drawer files, which then can be used in the attic space for record storage.

### **NEW BUSINESS**

### **DECORATIVE EDGING AT PLANTING BEDS (LOBLOLLY/CANDLEWOOD)**

Mr. Hardee measured linear feet of bed edges and it would extremely expensive to put edging around them. Approximately \$1,000.00 worth of material would be required. Committee does not recommend placing edging blocks around these planting beds. Pansies have been planted to add color. Additional plants and flowers will be added in the spring.

#### **SITE TECH OVERVIEW STUDIES OF MYRTLE TRACE**

\$250.00 for one month was approved to use their computer site. Copies of the entire community showing each lot and all common areas plus water and sewer line locations have been prepared. Also copies of each of the 15 lakes and their abutting private lots have been prepared.

#### **SPRING PLANTING OF SOD**

Must have all requests in by 15 March. Need to put article in News and Views.

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

Next meeting 10 February 2009.

Meeting adjourned 11:39 A.M.

Prepared by Charlene Rose

