

Property Committee Meeting Minutes Tuesday 8 July 2008

Meeting convened at 1000A.M. In attendance were Lyle Kershner (Chairperson), Jack Mehl (Board Liaison), Ron Grove, David Day, Paul Alexander, Mike Reynolds.

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

SECTION/INFRASTRUCTURE REPORTS

Phases 1 & 2 – Nothing to report

Phase 3 & 4 - Area between 115 & 117 Myrtle Trace Drive has large spot of burned out grass. Properties at 100 Timberline and 106 Timberline need attention, weeds and overgrown plants.

Phase 5 - Resident across the street from Paul Alexander (105 Cedar Ridge Lane) has a white garage door. Address of neighbor is 100 Linden Circle. Lyle will give complaint to ARC at Board meeting.

Phases 6 and 7 – Grass on Myrtle Trace Drive common area in front of lake at 179 Myrtle Trace Drive (Arden & Carolyn Hickman) is burned out. It is dead. Might have been sprayed with weed killer.

Phase 8 – No complaints

CLUBHOUSE/CABANA

Pool doesn't seem to be deteriorating. Expenditures for replastering not in long range budget for 3 more years.

Shatterproof mirrors were replaced in bathrooms at pool cabana. Some deck boards need replacing. Lyle discussed proposal from Tom Hannigan with Dan Seeds and has given Tom the go ahead to replace the boards. The total cost will be in the neighborhood of \$350.00. Work will be completed by third week of July.

Pool sign in procedures have been revised requiring residents/visitors to sign in after 530 PM when no monitors are on duty. Indicated on "sign in sheets" "ADULTS ONLY AFTER 530PM." This was because of a misunderstanding that occurred on Wednesday 25 June 2008.

LAKES

Pumping on three lakes right now. Mike Reynolds will check lakes to make sure they are all pumping.

Fountain on Lake Oriole is not working. Think it is electrical connection. It will be checked out by Estate Management System.

PROPERTY MAINTENANCE CONTRACTOR

Talked with Mr. Hardee about his employees driving to Myrtle Trace from long distances. Because of high fuel cost Hardee's crew will cut back to four days a week with extended hours. Al or Barney will drive through on Fridays to check on irrigation requirements and to see if anything else needs to be done. The procedure will be monitored to ensure proper maintenance is achieved.

ROADS AND SIGNS

Got price for 'Burning Ridge Rd' sign to be placed at corner of Myrtle Trace Drive and Burning Ridge Rd . Painted sign cost \$80.00 and sand blasted sign cost \$160.00. David Day talked to 4 persons to county offices to no avail. Lyle advised Mr. Day to order one painted Burning Ridge sign.

Should be a small sign that says 'DOGWOOD CIRCLE' on the sign at Myrtle Trace and Berry Tree. Mr. Day will order a small DOGWOOD CIRCLE sign.

MAILBOXES & POSTS

No replacements needed

STREET LIGHTS

No problems.

TREES

No trees removed from common property.

Garden Club - John Beam

Board asked Lyle to remove dog waste can and sign in area adjacent to cabana. Can and sign removed. Lyle will return can to John Beam.

OLD BUSINESS

SQUEAKING CHAIRS IN CLUBHOUSE

Lyle repaired 4 chairs and still have one to repair.

REFLECTORS ON POSTS

Painting of posts with reflective paint looks satisfactory. Seven trial posts were painted with less than one can of paint. There are 300 total posts in Myrtle Trace, not all of which need the reflective paint. Mike Reynolds will decide where and which posts should be painted.

PICNIC TABLES

Lyle and Mike Reynolds will stain the tables. Mr. Hardee cleaned picnic tables of the green mildew..

CLUBHOUSE FIRE EXTINGUISHERS AND EXITING

Extinguishers been inspected and/or replaced. "Emergency Lighting" contract has been given to Myrtle Beach Electric for clubhouse. Total cost will be \$750.00. Work will be completed before the first week of August.

MYRTLE TRACE FLAG REPLACEMENT

The two Myrtle Trace Flags have deteriorated to the point they cannot be repaired. One new Myrtle Trace Flag has been ordered and should be available in next two weeks. Expected life of a flag is 12 to 16 months at a cost of \$270.00 per flag.

NEW BUSINESS

PROPERTY COMPLAINTS

Complaints about property should be put in writing by the person complaining and signed, then given to ARC.

REPLACE 'NOODLES' AT POOL

The swim exercise class has requested the committee replace the "noodles" at the pool. They have been there for about four or five years and are becoming quite worn. The replacement cost of 24 "noodles" is about \$50.00. The committee felt it was not the association's duty to furnish this item at the pool. Possibly a box could be placed at the "sign in" table for pool users to make donations to cover the expense of the

“noodles”. One person recently did donate 5 new noodles and all of them disappeared shortly after being placed at the pool.

NEXT MEETING SCHEDULE FOR 2008 CLUBHOUSE 10:00 A.M. Tuesday

Next meeting 12 August 2008.

Meeting adjourned 11:02 A.M.

Prepared by Charlene Rose

