

**Property Committee Meeting Minutes  
Tuesday 14 July 2009**

Meeting convened at 1010A.M. In attendance were Lyle Kershner (Chairperson), Board Liaison, Cathy McElroy, Earl Lee, Jim Wilkison, Paul Alexander, Ron Grove, and Charlene Rose.

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

**SECTION/INFRASTRUCTURE REPORTS**

**Phases 1 & 2 & Cricket Ct** - Several complaints regarding "Flamingo Colored Adirondack Chairs" in front of two houses, numerous lawn ornaments on front lawn of house on Hickory. White edging on front of another house on Hickory. Phases I and II looking rundown. Many complaints regarding the violations of numerous covenants. All were told to send complaints to ARC, giving specific address giving their name. Not a property committee problem.

Dogwood Circle would look more attractive with plants around circle. Polly Perry (118 Berry Tree Lane) will contribute the plants, if Mr. Hardee would plant them in Dogwood Circle.

**Phase 3 & 4** - Mr. Young at 101 Birchwood complains of the flooding in his backyard. Need to check to see if on common ground. Mr. Grove and Mr. Kershner will check on the problem.

**Phase 5** - No problems.

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

**Phase 8** - No problems.

**CLUBHOUSE/CABANA**

Shade has been installed on door at clubhouse exiting to pool area. Paper towels are in the towel holders. Need to keep watch on Toilet Paper and Paper Toweling, since they are not locked in cabinet any longer.

Space was provided for two more 60" round tables without having to eliminate rectangular tables.

**POOL**

Lights in pool not working at night. Lyle will check. Motion lights still not working on corner of each cabana. Lock on Ladies Room Door not working well. Cannot lock door.

Serious pool water problem. Pool emptied before opening to install drain covers. It was estimated it would take approximately 48,000 to 60,000 gallons to refill pool. Bill for month was for 160,000 gallons of water. Meter constantly turning water company

says. Ken has been called to check on the problem. Grand Strand Water Authority indicates this month's bill is for 66,000 gallons.

In addition, need to remind 'SECURITY' (Jack VonDeck) committee volunteers to ride around the swimming pool area around 7-8PM and just cruise by to let folks know that we do have a security presence. There have been a couple of incidents of non-resident teenage boys hanging around the pool in the evening.

### LAKES

Water level in lakes is doing reasonably well. No serious problems. Linda and Barry Johnson on 1210 Loblolly advises beaver is still around. Lyle will call the county again about the beaver.

### PROPERTY MAINTENANCE CONTRACTOR

No concerns with Mr. Hardee.

There is broken Park Bench and old Reclining Chair at 112 Cedar Ridge. Need to inform resident Mr. Hardee does not remove such items. Resident needs to have them removed. Mr. Hardee takes care of COMMON AREAS only.

### ROADS AND SIGNS

Mr. Wilkison gave brief on status of gates. Possibly Friday there will be a trail run on the operation of gates and possibly a "soft" opening of the gates to traffic.

Next on the road sub-committee agenda will be to start looking into getting a road contractor to fix problems such as potholes in roads.

### SIGNS

Mr. Kershner has replaced the new street signs, which are (hopefully) almost theft proof now.

### MAIL BOXES AND POSTS

7 nameplates, 6 mail boxes and 5 mail posts installed in June. Also about 14 roadway markers have been reinstalled

### STREETLIGHTS

One street light has been replaced

### TREES

Two trees removed in the Maintenance Shed compound, which were dead and infested with beetles, and one small dead tree on long Berry Tree Lane have been removed

## **GARDEN CLUB - Paul Alexander**

Lyle would like looking into getting automatic sprinkler system for garden around clubhouse. Incident regarding recent manual sprinklers running for 2 days caused extensive water cost. Need some kind of system whereby water does not keep running when unattended. This is not the first instance that this has occurred. Paul is not in favor of an automated system for a couple of reasons. Committee will explore other methods of controlling shut off of sprinklers.

## **OLD BUSINESS**

### **SHORELINE EROSION CONTROL GUIDELINES**

Nothing been done currently on this project.

### **GATES AT MYRTLE TRACE DR & MYRTLE RIDGE RD**

Mr. Wilkison gave an update. Will brief Mr. Kershner before board meeting.

### **ADD PLANTINGS IN SPARSE AREAS ALONG ASSOCIATION BOUNDARIES**

Nothing done.

### **NEW LIGHT FIXTURE IN STOREROOM**

Nothing done.

### **CABANA DECK REPAIR**

Mr. Kershner has replaced one board and repaired metal stripping which had screws missing.

### **PAINT POOL PUMP ROOM DOORS AND FAN LOUVER**

Paint is in pump room. Lyle will paint later (eventually).

### **STORM WATER RUN-OFF FROM TOWNHOUSE PARKING LOT**

Problem has been fixed. Underground drainage pipes and catch basins have been installed.

A problem to be aware of for future. Bettye Wise (111 Cricket Ct) at other end of Townhouses has called Ms. Rose several times about her problem, which is same as Ms. Grandell's (101 Cricket Ct). Mr. Wise (now deceased) complained many times about the problem of water run off from paved area. There is a flood everytime it rains. This appears to be the exact same problem as Mrs. Grandell's.

### **CLUBHOUSE STORAGE CABINET**

Has been given to Mr. Hardee. Supplies under cabinets in Ladies and Men's restrooms in clubhouse.

### **TWO 60" ROUND CLUBHOUSE TABLES**

Discussed above.

### **REPLACE STREET SIGNS**

Discussed above.

## **NEW BUSINESS**

### **PONDING OF STORM WATER IN ROAD AT 226 CANDLEWOOD DRIVE**

Serious problem. Resident states he will pay up to \$300.00 toward resolution of this problem.

### **TREE OVERHANG AT 104 WALNUT CIRCLE**

Tree is on resident's property, but the overhung limbs are on common ground and street. Will have tree trimmed that is overhanging. Resident has been contacted and has no problem with trimming overhung branches.

### **BROKEN PARK BENCH & OLD RECLINING CHAIR AT 112 CEDAR RIDGE**

Discussed above.

### **SUMP PUMP BEHIND 137 HICKORY DRIVE**

Mr. Gursky's (137 Hickory Drive) sump pump failed, but has been repaired.

### **OTHER**

### **TAG SALES/AUCTIONS IN MYRTLE TRACE HOMES**

Recent tag sale (119 Birchwood Lane) caused traffic problems with residents getting in and out of their property. Need to review the covenants regarding tag/garage/auction sales in Myrtle Trace. Becomes traffic problem, especially when advertised in Newspapers.

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

Next meeting 11 August July 2009.

Meeting adjourned 11:45 A.M.

Prepared by Charlene Rose