

## **Property Committee Meeting Minutes Tuesday 13 May 2008**

Meeting convened at 10:00A.M. In attendance were Jack Mehl (MTHOA Liaison & Acting Chairperson), Lyle Kershner (Chairperson), Charlene Rose, Paul Alexander, Ron Grove, Mike Reynolds, and Joe Johns.

Minutes of previous meeting were accepted. Mike Reynolds moved to approve and motion accepted. Minutes approved.

### **OPENING REMARKS**

Mr. Kershner, new Chairperson thanked all volunteers for their time in helping with the property committee. He doesn't expect any radical changes to the current way of operating. Mr. Kershner is opposed to the chairperson of the property committee being paid, as was suggested at the last meeting.

### **BROKEN LATCH ON STORAGE LOCKER**

The Storage Locker near Men's room in clubhouse has the latch broken. Being plastic, unable to fix.

### **SECTION/INFRASTRUCTURE REPORTS**

Phases 1 & 2 - Mrs. Geneva Wills (109 Hickory) complained about the maintenance and unkept appearance of the vacant house at 111 Hickory. Complaint report was submitted to Mr. Kershner.

Judy Feldt (120 Berry Tree Lane) had flooding on back of house, which was golf course land. Mike told her to call Burning Ridge re problem. Mr. Kershner will also call Burning Ridge re problem.

Phase 3 & 4 - Mrs. Zometsky (113 Timberline) likes the improvements on the circle on common area of Timberline, but weeds are growing and needs weeding. Mr. Grove will ask Mr. Hardee to weed.

Ms. Metros (104 Moss Circle) wants sod put out front. There is a need for sod between 104 and 106 Moss circle, which is common area.

Phase 5 - No complaints

Phases 6 and 7 - Mike Reynolds has questions re procedures for replacing sod when residents contact him. Procedures will be discussed later.

**Phase 8** - Tree was removed by Mr. Hardee's staff that fell into Quail Lake. No further complaints. No drainage problem on Quail Lake, just continues to leak.

### **CLUBHOUSE/CABANA**

Cabana roof will be meeting with roofer this week to get another quote for reroofing cabana roof and Hardee Maintenance Shed and patching cabana roof until swimming season is over.

Pool is open to residents. \$50.00 has been authorized by Mr. Kershner to purchase plants to make pool look more attractive around area. Monitors will water and maintain plants for summer. Scott Ferris has fixed gate at entrance to pool, which would not open and close.

### **LAKES**

Water usage is looking good. Algae under control and lakes are up, except for Quail. Calls received re water are brown/muddy. Blue dye has been placed in Sparrow Lake by Lakes Management at no charge. Although there is a charge for doing this type of treatment (very expensive).

Significant well pump problem at Osprey Lake, which is okay now.

### **PROPERTY MAINTENANCE CONTRACTOR**

Mr. Kershner will try to secure some more Paper Boxes, which are no longer available in black. Sun News possibly could give us information on what company these black boxes were purchased. If all else fails, we will have to paint the boxes black, because the Paper Boxes now are white with Sun News written on them.

### **ROADS AND SIGNS**

Was brought up why there isn't a sign at corner of BURNING RIDGE RD and MYRTLE TRACE DRIVE. David Day has name of company that could put sign up to match other street signs in Myrtle Trace.

### **MAILBOXES & POSTS**

Posts will be replaced by Al Hardee at a charge of \$25.00.

### **STREET LIGHTS**

Only one street light was replaced during the month.

## TREES

Paul Alexander is questioning the taking down of trees, whether it has been approved by the ARC. There doesn't seem to be a copy of minutes put on bulletin board every month. Mr. Kershner will bring before the board why the trees that are being approved for removal by ARC are not being posted. Motion was made and seconded by the committee to bring before the board the following: Recommend the requirement of replacing a tree, not necessarily in the exact same place, preferably a native tree (a list provided by ARC), but not Bradford Pear Trees. Specifying a minimum caliber tree. The Board considers adopting a policy of mandatory tree replacement upon a tree removal. A deposit would be required, which will be returned to the resident upon planting of a minimum caliber tree which is approved by the ARC.

## Garden Club - John Beam and Paul Alexander

Spring planting just about completed, which is well within the budget. Only need to do some weeding. Getting someone to help weed is always a choir.

## OLD BUSINESS

### SQUEAKING CHAIRS IN CLUBHOUSE

Jack Mehl has had chair in Library of Clubhouse repaired. Mr. Kershner and Mike Reynolds have kindly agreed to help spray squeaking chairs whenever Mrs. Rose calls upon them.

### REFLECTORS ON POSTS

Bruce Williams found a reflective spray paint by Rustoleum which cost \$31.00 for six cans. Reflective paint purchased and Mike Reynolds will do a test spot on posts near Cricket Ct and Myrtle Trace to Burning Ridge Rd.

### SOD REPLACEMENT

Mr. Kershner, Al Hardee, and Dick Sievers will make a tour around the community and a determination will be made as to who get sod and who doesn't.

### FIRE AND ANT TREATMENT

Mr. Hardee has treated areas with insecticide to take care of fire ants along walkways and other areas in Myrtle Trace.

## **TREE REMOVAL AND COMMON PROPERTY**

No trees removed.

## **WALKING DOGS IN GARDEN AREA**

Board declined to approve using signs in garden indicating 'NO DOGS ALLOWED'.

## **NEW BUSINESS**

### **MISSION STATEMENT**

Mr. Kershner read Property Committee "Mission Statement" to the committee (See Attachment).

### **SCHEDULE MEETINGS WITH SECTION/INFRASTRUCTURE REPS.**

Mr. Kershner will schedule meetings at a later date.

### **POOL CABANA & MAINTENANCE SHED ROOFING REPLACEMENT**

Discussed under "CLUBHOUSE/CABANA earlier.

### **SAFETY & LIABILITY CONCERNS**

Mr. Kershner discussed having "Fire Extinguishers" checked, as they hadn't been inspected since 2002. Ms. Rose will have all inspected, approved, or replaced, if necessary.

Concerns about the area in back room where tables, petitions, filing cabinets, chairs are stored. "EMERGENCY EXIT" is blocked, which is a serious safety concern, in addition to no sign on wall indicating the maximum number persons (CAPACITY) allowed in clubhouse at one time.

### **OTHER**

Burglar Alarm company needs to be notified of contacts in case of emergency. Names currently listed are CHARLENE ROSE, DON BOUTCHER, AND RON CROW. Need new list provided to company and updated listing in clubhouse.

**CLUBHOUSE RESERVATIONS – Charlene Rose**

**May 25 - Memorial Day Party – All Day**

**June 10 - Election Day – Clubhouse closed for Activities**

**June 24 - Election Day – Clubhouse closed for Activities**

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

**Next meeting 10 June 2008, 8 July 2008, 12 August 2008**

**Meeting adjourned 12:20 P.M.**

**Prepared by Charlene Rose**