

Property Committee Meeting Minutes Tuesday 10 November 2009

Meeting convened at 1000A.M. In attendance were Lyle Kershner (Chairperson), Board Liaison, Cathy McElroy, Earl Lee, Jim Wilkison, Paul Alexander, Ron Grove, Joe Johns, Dick Sievers, Mike Reynolds, and Charlene Rose.

Minutes of previous meeting were amended to indicate that Dave Smythe reported a very minor problem with gates last month. It was fixed immediately.

SECTION/INFRASTRUCTURE REPORTS

Phases 1 & 2 & Cricket Ct - No problems reported.

Phase 3 & 4 - On-going with Mr. and Mrs. Young. They have drainage problem, which is the result of a planting bed placed in an existing drainage swale. This has been explained to Mr. Young a couple of months ago. It is not an Assn. Problem. In addition Mrs. Young is of the opinion that the Assn. was going to fill in a slight low area along Myrtle Trace Dr. near to Birchwood. The Assn. never agreed this to. All this would accomplish is to force runoff closer to their house. The whole problem is the filling in of the existing drainage swale. Every time she is contacted Mrs. Young keeps adding more problems to her original issue.

It has been decided that problems of this nature must be submitted in writing to the committee and will be answered in writing to eliminate the problem of expanding who said what and what was agreed.

Lyle will prepare an article concerning these problems for a future edition of News and Views.

Phase 5 - Trees being taken down on Linden Circle. Petti had two trees removed and Paul Alexander is not sure they had permission. He didn't see anything on the mailbox indicating trees approved to be removed or how many trees were to be removed. The committee feels that it is important to mark trees approved for removal.

Lyle will bring up to the board a plan of marking trees approved for removal.

Phases 6 and 7 – No problems.

Decision on common ground next to 156 Myrtle Trace Drive. It will be taken care of this fall. Lyle will remind Al Hardee again to cut back the hedge and dig out the plants that extend onto the common area. Sod will be replaced in fall after they remove the plants and cut back hedge.

Phase 8 - No problems.

CLUBHOUSE/CABANA

Glass top table in clubhouse was broken. Mr. Kershner will call glass company to get tabletop replaced.

Need new mop and squeeze bucket. Charlene will purchase these items.

Need clear and concise clubhouse rules for using and cleaning the clubhouse by private concerns and Activities Committee events.

A private event held on 30 October, which was not on calendar nor was the person responsible for checking clubhouse after the event was not notified of the event. It was left unclean, dirty dishes in washer and floors not cleaned. The current clubhouse rules are vague and are not clear. Private users should be required to sign an agreement that precisely explains their responsibilities.

Ron Grove and Charlene Rose will write up a draft of rules to be followed when using the clubhouse. This will be presented to the Board for their approval or modification.

Clubhouse chairs will be fixed before December. Charlene, Lyle, and Earl Lee, and Frank McElroy will work on chairs on a Saturday before Thanksgiving around 10AM. Need to inspect all the tilt mechanisms and work on squeaking chairs. Lyle will let us know what day.

POOL

Depth markings on pool must be redone as required by DHEC. Lyle does not know the status of this DHEC requirement. The Board is working with our lawyer on this problem.

LAKES

Cool weather and rain have taken care of 90 percent of problems. Waiting for 2010 Budget approval for work to be done next year on two modifications to the Lake system in Phase VIII. Aerator is working well in Sparrow Lake.

PROPERTY MAINTENANCE CONTRACTOR

An Increase in Mr. Hardee's contractual cost has been submitted to Mr. Seeds. Mr. Hardee will be placing white reflectors on right side posts starting at Burning Ridge Drive down Myrtle Trace Drive to Cedar Ridge within the next couple of months

ROADS AND GATES

Estimate on curbing around at Burning Ridge entrances have been received and requested for next year's budget. Need to look into getting some potholes filled or repaired. Mr. Wilkison will take care of doing some temporary cold patching using Al's

crew. Joe Johns will look into having the street light at the gate intersection relocated to better identify the entrance road.

SIGNS

New stop sign at Loblolly has been installed.

MAIL BOXES AND POSTS

Six mailboxes, 3 mailbox posts, and 2 name places. Repaired 20 roadway posts last month. Al will begin making new roadway posts this month. More than 20 posts need to be replaced.

STREET LIGHTS

Four streetlights have been repaired this month.

TREES

Al Hardee will be trimming trees that hang over common area property at 104 Walnut Circle and other areas where they are planted on private property. Lyle will place article in News and Views about the trimming of trees hanging over common property.

GARDEN CLUB - Paul Alexander

Fall plantings have been done. Bulbs planted for spring blooming. Paul will try to get a volunteer from the club to become a member of the committee.

OLD BUSINESS

SHORELINE EROSION CONTROL GUIDELINES

No change from last meeting.

TREE OVERHANG AT 104 WALNUT CIRCLE & MANY OTHER LOCATIONS

Discussed above.

ROAD MAINTENANCE AND CONTRACT

Discussed above. Mr. Wilkison responding to requests.

COMMON AREA DRAINAGE SWALE BEHIND ASHWOOD CIRCLE

Work will be done this winter.

CHECK CLUBHOUSE CHAIRS

Discussed above under Clubhouse.

NEW BUSINESS

WRITTEN COMPLAINTS AND REQUESTS

Discussed above about having residents put in writing their problems. Ron will write up a draft regarding resident's problems being reported in writing, to clarify their problem.

ARTIFICIAL TURF

ARC has determined that they will allow artificial turf on private property. There will be no artificial turf permitted on any common ground.

SPRING SOD REPLACEMENT

Sod replacement requests must be submitted in writing by the 15th of March. Criteria are that there must be an irrigation system and sod will not be replaced more than once in front of resident's property. Article will be placed in News and Views.

SHAMPOO CLUBHOUSE CARPET

Call to have carpet done after Super Bowl game party at clubhouse. Charlene will call Healthy Home to clean.

SECURITY ALARM SYSTEM

Mr. Boutcher changed the time on alarm system to Standard Time.

OTHER

Charlene gave a list of handicap equipment that is available at the clubhouse to Mr. Wilkison to publish on Website and what is located in the attic. Call Mr. Kershner should you need some handicap equipment, which is in the attic. The News and Views will have article regarding equipment, which is available to residents.

List of things available is Toilet Seat, Walkers, Wheelchairs, Crutches, and Shower Chair.

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

Next meeting 8 December 2009. Meeting adjourned 11.50A.M.

Prepared by Charlene Rose