

Property Committee Meeting Minutes

Tuesday October 13, 2009

Meeting convened at 10:045 AM.. In attendance were Lyle Kershner (Chairperson), Board Liaison, Cathy McElroy, Paul Alexander, Ron Grove, Earl Lee, Dick Sievers, and Jim Wilkison.

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

SECTION/INFRASTRUCTURE REPORTS

Phases 1 & 2 & Cricket Ct - No problems

Phase 3 & 4 – 101 Timberline Drive tree roots extending onto common area and beginning to undermine roadway. Tree root trimming will be done in winter. Owner also wants Al to remove roots, from this tree on his property, extending onto common area. This will not be done.

Phase 5 – Lightening strike on Walnut Circle hit two trees on private property; they have been removed. It also damaged one house and did a lot of damage to electronic equipment in the house. (This was the same storm that caused some minor damage to the gate controller.)

Phases 6 and 7 – Al Hardee had vacant property on Cedar Ridge Drive cleaned up and submitted bill to Dan Seeds. Cost was minimal.

Phase 8 – A sprinkler head on common property did not retract and was accidentally cut off when mowing. Al's crew has replaced the head for the irate home owner

CLUBHOUSE/CABANA – Replaced one of the faucets in the men's room because the hot water tap was not working and could not locate the proper replacement insert. The carpet in the hallway to the men's room was slightly wet on Saturday October 9th. It may be the result of water leaking from the air handler located in the attic above that area. This will be investigated. Purchased paper goods for rest rooms and stored excess in cabinet located in the storeroom that is used to store stationary.

POOL – Closed pool on September 30th. Winterized the cabana, stored tables, chairs, etc. on October 3rd. Water was turned off at the valve located at the water meter.

LAKES – Replaced bladder system to aerator in Lake Sparrow, now working great. Have requested funds to replace bladder in the one for Lake Hummingbird. That lake had a serious build of what appeared to be pollen and dust a week ago. EMS was contacted to try to disburse the build up, but before they could respond a heavy rain solved the problem. Getting the aerator working properly should go along way toward solving the build up problem.

PROPERTY MAINTENANCE CONTRACTOR – No problems. Dan Seeds and Lyle have talked to Al about being sure he bills the Association for work he does that is over and above his contract responsibilities.

ROADS – No change from last report.

SIGNS – Discussed sign prohibition per covenants. Any signs on common property are promptly removed and placed in maintenance yard. If owner is known they are contacted to come and pick

up sign and to not ever again put signs in Myrtle Trace. On private property owner is informed to remove sign without delay. Stop sign at Loblolly and Myrtle Trace Drive needs to be replaced.

MAILBOXES AND POSTS –Installed 3 mail boxes, 2 mail box posts and 2 name plates. Worked on 14 roadway posts.

STREETLIGHTS- Five streetlights were reported to Santee Cooper for repair. All are now functioning. Will review location of existing street light at gate entrance and Myrtle Ridge Drive. Intersection could use more illuminated.

TREES – One dead pine tree was removed from common property behind 116 Cedar Ridge Drive. This winter Al's crew will be cutting off overhanging branches on trees that impede mowing the common areas in front of homes. Will have an article placed in News & Views concerning this activity.

GARDEN CLUB –Fall planting is in progress. Garden area in front of pool area was weeded and cleaned up on October 3rd.

OLD BUSINESS

1. Shoreline erosion control guidelines – no action, day lily suggestion in hands of ARC.
2. Tree at Walnut Circle -Al Hardee will trim in winter
3. Road Maintenance Contract- no change from last month
4. 156 Myrtle Trace Drive- Earl and Lyle visited site. No Poison Ivy, plant is Virginia Creeper. However, Planting bed with Cactus extends onto common property and will be removed by Al's crew. Also Wax Myrtle hedge extends onto common ground and will be trimmed back this winter.
5. Common area drainage swale behind Ashwood Circle –Will be done in winter or early spring
6. Check and lubricate clubhouse chairs- will be done before end of the month.

NEW BUSINESS

- 1 Lake Tern- Canal behind houses on Glenwood Drive and lake banks have been cleared of debris by Al Hardee.
- 2 Lakes Sparrow and Hummingbird-see above
- 3 Drainage problems Phase VIII-Have requested funds in 2010 budget to remove sod and develop swales in some areas to facilitate drainage from roads and then replace sod.
- 4 2010 Property Committee Budget request (see attached)
- 5 Considering have Hardee fertilize all common property along roads in spring. Currently it is a nuisance to keep track of who wants fertilizer and who doesn't. According to Al the fertilizer he uses will not cause a problem with whatever fertilizer individual owners put on the common area. Any sod damage that may result will be replaced by the Association.
- 6 Paul Alexander will look into obtaining a suitable tree to replace the tree removed from the circle outside the pool parking area.

Meeting adjourned @ 11:57 PM

Prepared by
Lyle Kershner

Property Committee
2010 Budget Requests

Shrubbery replacement (incl., new @ gates)	\$1,500
Tree & Shrub root trimming @ roads	275
Maintenance yard fence repair (Delay for another fiscal year)	
Pumphouse & well @ Candlewood	2,000
Shampoo rug in Clubhouse	200
Replace timbers @ entrance islands *	
Wood curb (material & AI Hard Labor)	2,050
Concrete curb (contract)	4,400
Replace Clubhouse door @ pool entrance	450
Replace depth marker tiles @ pool	2,500
Sprinkler system timer in garden area *	
Contract	1,500
Installed by Garden Club	675
Road maintenance	2,000
Road drainage work (Phase VIII) *	1,500
Repair Lake Hummingbird Air Diffuser	685
Minimum	\$13,835
Maximum	17,010

*Items of lesser priority

Enclosure