

MYRTLE TRACE PROPERTY COMMITTEE

July 10, 2012

Present: Malcolm Macphee, Chair; Judy Beam, Board, Liaison; Ellen Elliott; Ron Grove; Earl Lee; Leo Reger; Mike Reynolds; Charlene Rose; Dick Sievers; Nancy Southard; George Thompson; Jim Wilkison

The minutes of the June 12, 2012 meeting were approved as distributed.

Section/Infrastructure Reports

- Phases 1 and 2 – Questions raised about trees at 100 Cricket Ct. They are on homeowner property. Tree on common property fell on house on Hickory. Repair costs should be covered by homeowners insurance.
- Phase 3 – Nuisance raccoon has been captured.
- Phase 4 – Homeowner at 110 Birchwood has expressed concern about lack of grass on common property running from road to lake. This is an on-going problem due to heavy shade. Suggestion was to make this a natural area; this alternative will be discussed with homeowner.
- Phases 5, 6 and 7 – no problems
- Phase 8 – Maintenance crew is mowing grass at 219 Candlewood in spite of fact there is a homeowner maintenance agreement in place. Malcolm will follow-up with Mr. Hardee. Light on Lakeview sign keeps going out, needs new fixture.
- General – In some cases concerns have been expressed about sod laid this spring. There was one batch of bad sod. When watered heavily it is greening. If it does not respond to watering, consideration will be given to replacing the next time replacement work is done. Summer is not the recommended time to do this due to high temperatures.
- Lakeside entrance sign – Electrician will check wiring of light to determine why bulb needs frequent replacement.
- Clubhouse – no problems
- Cabana/Pool – A problem continues with the underwater pool lights. Overall, there are several concerns about the safety/adequacy of electrical wiring in the cabana/pool area. Mike moved and Nancy seconded that a certified electrician be hired to: (a) examine all current wiring; (b) disconnect any wiring that poses an immediate safety threat; (c) make recommendations about necessary corrective action for all issues and (d) prepare cost estimate for recommended actions. This should be done as soon as possible. Motion passed unanimously. Malcolm will contact electrician.
- Lakes – Water levels reflect drought conditions; all pumps are operating. Sixty carp were released in lakes for vegetation control.
- Roads - Traffic cones have been purchased. Dick volunteered to obtain stencil so they can be marked “Myrtle Trace”.
- Gates - Gate has been ordered to replace one which was damaged. Additional ones were also ordered so that there is a reserve supply for use when needed.
- Signs, Mailboxes and Posts – no problems

- Trees – Maintenance crew will remove bay trees on Glenwood. The dead tree on common property on Ashwood will be lowered enough that the tree will not hit a house if it falls.
- Garden Club – First Saturday work sessions continue. All are welcome

Unfinished Business

- Myrtle Ridge Entrance – Committee is preparing recommendations for Board consideration.
- Lake Banks – Committee is developing list of recommendations and a multi-year financial plan for Board consideration.

New Business

- Pool Operations – Malcolm expressed need for group to assist with pool operations since this is a large workload for one individual. He and Charlene will develop a list of responsibilities and then volunteers will be recruited to assist on a rotating basis.
- Recreation Area – A suggestion was received from resident to develop a half court basket ball area by cabana. Other options include bocce court, updating horseshoe and shuffleboard courts. Interest will be accessed via News and Views.
- Budget – Committee members raised questions about the process and timeline for developing Property Committee recommendations for both the capital and operating budgets. This will be an agenda item at August and September committee meetings.

Adjournment

- Meeting adjourned at 11:15 a.m.

Notes taken by Ellen Elliott