

MYRTLE TRACE PROPERTY COMMITTEE

November 13, 2012

Present: Malcolm Macphee, Chair; Judy Beam, Board Liaison; Ellen Elliott; Ron Grove; Leo Reger; Mike Reynolds; Dick Sievers; Dave Smyth; Nancy Southard; George Thompson; and Jim Wilkison. Guest Bonnie Longnecker joined the meeting for one agenda item.

The minutes of the October 9, 2012 meeting were approved as distributed.

Section/Infrastructure Reports

- Phases 1, 2, 4 and 6 – no report.
- Phases 3, 5, and 7– no problems
- Phase 8 – Bushes and trees at the rear of 212 Glenwood were damaged/destroyed in recent car accident leaving property with no screening from road. After learning about insurance settlement, Mr. Hardee’s crew will do replacement work.
- Concern was raised regarding job done by state in removing brush along Burning Ridge Road. Board President has contacted state representatives and is following up on the issue.
- Clubhouse – Bonnie Longnecker reported on research that she and Charlene Rose did on possible replacement chairs for the clubhouse.
- Cabana– Malcolm has obtained two estimates to address problems with lights both in and around pool. Additional estimates are still being sought. Don Boutcher will assist in reviewing when all estimates are secured.
- Pool – Pending Board approval, Gary Kyes has volunteered to become pool contact person.
- Lakes – Issue with debris in Lake Oriole has been corrected. The aerator in Hummingbird that was not working has been repaired. The flow rate for Cormorant was measured at 62 gallons per minute and it should be 82 gallons per minute. The pump is due to be replaced and this will be done.
- Roads, gates, signs, mailboxes and posts – No problems reported
- Trees – The roots of one tree on common property on Glenwood are growing into a homeowner’s irrigations system. Situation will be evaluated for possible tree removal.
- Garden Club – Speaker on “Our Changing Gardens” on November 15. All are welcome.

Unfinished Business

- Myrtle Ridge Entrance – Sign is ready to be installed. Utilities have been notified and marked area for safe digging.
- Drainage by roads – Throughout the community there are several places where water drains from roads onto common property at end of driveways, making the driveway unusable. A test solution to correct this is to install a dry well on the common property to drain runoff. It was moved, seconded and unanimously passed that this possibility be tested on the common property in front of 182 Myrtle Trace Drive.
- Budget – Malcolm reported that replacement dollar amounts in the capital budget are being updated.

New Business

- Clubhouse Décor – The Board is appointing an ad hoc committee to develop a proposal, including cost estimates, to update clubhouse interior.
- Holiday lunch for maintenance crew – Garden Club and Property Committee will work together to organize this annual event.

Adjournment

- Meeting adjourned at 11:10 am.

Notes taken by Ellen Elliott