

MYRTLE TRACE PROPERTY COMMITTEE

December 11, 2012

Present: Malcolm Macphee, Chair; Judy Beam, Board Liaison; Ellen Elliott; Ron Grove; Leo Reger; Mike Reynolds; Charlene Rose; Dave Smyth; Nancy Southard; and George Thompson.

The minutes of the November 13, 2012 meeting were approved as distributed.

Section/Infrastructure Reports

- Phases 1 and 2 – A request was received for removal of a tree on Cricket Ct. common property. Nancy will follow-up with homeowner.
- Phases 3, 5, and 7– no problems
- Phases 4, 6 and 8 – no report
- Clubhouse – Service call to diagnose problems with dishwasher and range is scheduled. Carpet cleaning will be done in January. Board appointed Ad hoc Clubhouse Refurbishing Committee has held initial meeting. Charge is to prepare an overall plan for refurbishing of the clubhouse including priority order and estimated costs. Question was raised about whether or not kitchen appliances are included in discussions.
- Cabana– Malcolm has obtained two estimates to address problems with lights both in and around pool. Additional estimates are still being sought.
- Pool – Closed for season. Consideration should be given to replacement of pool furniture.
- Lakes – Water is being lost from lakes in Phases VI and VII due to significant holes in galvanized pipe feeding those lakes. The repair will be challenging due to logistics of moving equipment onto Burning Ridge golf course and timing work so it does not conflict with golf course use. Course management is cooperating with planning. Cost estimate to do temporary repair is \$1500 and effectiveness is not assured. More permanent solution is to fill existing pipe with mud and run a new pipe to feed lakes. Cost estimate for this is approximately \$10,000. Request to make this repair will be made to Board of Directors at the December meeting.
On Quail Lake one original cinder block retaining wall section has collapsed. Homeowner has done temporary repair with ARC permission. Issue has been referred to the Lake Banks Committee.
- Roads, gates, signs, mailboxes and posts – No problems reported.
- Trees – Several trees on common property have been approved for removal. Work will be done this week.
- Garden Club – Focus is on garden maintenance.

Unfinished Business

- Myrtle Ridge Entrance – Sign has been installed. Remaining work to be done including removing posts and planting shrubs.
- Drainage by roads – Test solution to address road drainage issues was installed on common property at 182 Myrtle Trace and is being monitored for results.

- Repair and Replacement Budget – Dishwasher needs to be added to the list. Under pool, motor and pump are two separate entities. Also, sanitizing system is separate from filter system and needs to be added to the list.

New Business

- No items

Adjournment

- Meeting adjourned at 10:55 am.

Notes taken by Ellen Elliott