

MYRTLE TRACE PROPERTY COMMITTEE

February 12, 2013

Present: Malcolm Macphee, Chair; Judy Beam, Board Liaison; Ellen Elliott; Bill Gascoigne; Ron Grove; Earl Lee; Leo Reger; Mike Reynolds; Charlene Rose; Dick Sievers; Dave Smyth; George Thompson and Jim Wilkison. Guest Paul Sallas joined the meeting for one agenda item.

Malcolm opened the meeting with a tribute in remembrance of Don Boutcher who was member of the committee and helped the community in many ways.

The minutes of the January 8, 2013 meeting were approved as distributed.

Malcolm presented a proposal from Paul Sallas to renovate the existing horseshoe pits. This would include realigning the two pits to move them away from existing trees and adding backboards behind the pegs. Total cost would be approximately \$300 for sand and wood. Paul volunteered to provide the labor at no cost. After discussion, action was deferred until the next Property Committee meeting when more information would be available about other infrastructure needs.

Section/Infrastructure Reports

- Phases 1, 2, 3,4, 5, and 7 – no problems
- Phase 6 – A homeowner has reported a tree growing sideways into a lake. Dave will follow-up.
- Clubhouse – The carpet has been cleaned. When the work was done, a large circular stained area outside the library room door was noted. It appears that this may be caused by moisture coming from the slab underneath the area. Malcolm will follow-up with Al Hardee to determine if this could be caused by tree roots or a break in the irrigation system.
- Cabana–Concern was raised regarding the condition of the cabana including rotting boards. Malcolm will ask Paul Sallas to review and make suggestions.
- Pool – There will be a need to acid wash pool sides when the pool is opened for the season. Carpeting on pool deck is in poor condition and should be removed Furniture (including chairs, tables and umbrellas) also is in poor condition and should be replaced or repaired. Four bids were received to replace the electrical box serving the pool area. One is much higher than the other three. Malcolm will check references of the low bidder. If these are good, the committee recommends awarding the bid to this vendor for the amount of \$1065.
- Lakes – Contractor reported that it would be more difficult and expensive than previously thought to remove brush and trees from Lake Sparrow. Al Hardee will complete work rather than using outside contractor. Bulkheads were completed on Osprey sooner and at less cost than anticipated. The leak in pipe draining Lake Cormorant has been repaired. Burning Ridge Golf Course was very cooperative throughout the entire process.
- Roads, gates, signs, mailboxes and posts – No problems reported. Question was raised about obtaining replacement letters for mailbox name signs. Information about how to do will be in News and Views Property Committee Report.
- Trees – Tree on Cottonwood common property was removed.
- Garden Club – Plans are being made for future programs for residents. Garden Club members are taking responsibility for specific areas of the garden. A request was made to update/supplement monthly garden task information on the Myrtle Trace web site.

Unfinished Business

- Ron Grove volunteered to take responsibility for putting holiday decorations on community entrance signs.

New Business

- With many new residents moving into the community, a concern was identified about their knowledge of and adherence to the covenants. A related concern is enforcement of covenants. The respective roles of the Property Committee, ARC, Board and individuals were discussed. These concerns will be communicated to the Board.
- Possibilities for new committee members were discussed. Malcolm will ascertain interest of each and then present names to the Board for consideration.
- Issues have arisen with functioning of the clubhouse sound system. Ideally there would be a single coordinator responsible.
- Two concerns were raised regarding the parking area around the clubhouse: capacity and emergency vehicle access. Two possible options were presented to explore.
- Judy expressed her appreciation to the committee for the time she has served as Board liaison. In turn, the committee thanked Judy for her work. A new liaison will be appointed following the annual meeting.

Adjournment

- Meeting adjourned at 11:55 am.

Notes taken by Ellen Elliott