

## MYRTLE TRACE PROPERTY COMMITTEE

March 12, 2013

Present: Malcolm Macphee, Chair; Bobbi Sands Board Liaison; Bill Gascoigne; Ron Grove; Gary Kyes; Earl Lee; Leo Reger; Mike Reynolds; Dick Sievers; Dave Smyth; Nancy Southard and Jim Wilkison. Guest Paul Sallas joined the meeting for one agenda item and David Atkins, Board President.

The minutes of the February 12, 2013 meeting were approved as distributed.

**New members** – Thor Kongold will act as the maintenance person for changing batteries, light bulbs, etc. Nancy Southard is rejoining the committee.

Malcolm Macphee was elected as Chair and Nancy Southard was elected as Vice- Chair.

### Section/Infrastructure Reports

- Phase 1 resident on Cricket Court had a complaint regarding wooded area adjacent to her property. Malcolm will follow-up.
- Phases 2, 3,4, 5, and 6 – no problems
- Phase 7 – A homeowner on Cottonwood has reported a drainage problem, swale has filled in and water now settling on his yard. The swale may be on golf course property.
- Phase 8 – One person called regarding a tree which may or may not be on common ground.
- Clubhouse – The ad hoc committee continuing to meet. The source of the moisture in the clubhouse has yet to be determined.
- Cabana– Specific repair needs identified: the fence around the pool, there are rotting boards near restrooms and the carpet. Concern was raised regarding the condition of the pool furniture. The furniture will be examined to determine what needs to be replaced.
- Pool – Malcolm lifted up the pool cover, the pool is in better shape than it was last year; there has been some evaporation.
- Lakes – Mr. Hardee’s crew have completed trimming the trees around all of the lakes. Mike said new pipes on Lake Cormorant are slightly lower than before. Al Hardee’s workers will make some adjustments to correct the problem.
- Roads, gates, signs, mailboxes and posts – No major problems reported. One gate swing arm had to be replaced, two more have been ordered. Patching of Myrtle Trace Drive will be done in April
- Trees – Tree on Candlewood common property was removed.
- Garden Club – No report. Jim said he needs to know what the plans are for plantings at Myrtle Ridge entrance. Leo will contact Ellen.

### Unfinished Business

- Parking - Ron, Jim, and Dave will look into an overflow parking area. Ron recommended a spot light be added to the current parking area near the pool and secondly, paint the parking curbs a color so that they can be seen at night. Jim agreed to look into the paint and Malcolm will follow-up on the lighting.

- Pool Electric – Malcolm has completed the reference checks on the low bidder for replacement of the electrical box in the pool area. The motion was made and seconded to recommend to the Board that Barnhill Electric be given the contract for the necessary electrical work in the pool/cabana area. Motion was carried.

### **New Business**

- Speed/Stop Signs – Jim has made arrangements for the use of a speed monitor. He does not know the exactly when the machine will be here. Dave, Jim, Mike and Nancy will gather some information on types and costs of speed bumps.
- David Atkins shared a list of projects the Board would like the Property Committee to address this year. He discussed some of the items in more detail.
- Paul Sallas submitted a list of items which need attention in the pool/cabana area. The recommendation was made and approved for Paul to begin work on the items he identified in the initial phase for repairs to be made by May first.

### **Adjournment**

- Meeting was adjourned at 11:55.

Notes taken by Nancy Southard