

## MYRTLE TRACE PROPERTY COMMITTEE

June 11, 2013

Present: Malcolm Macphee, Chair; Bobbie Sands Board Liaison; Bill Gascoigne; Ron Grove; Gary Kyes; Earl Lee; Mike Reynolds; Leo Reger; Dave Smyth; George Thompson; Paul Sallas; Jim Wilkison and Nancy Southard.

Meeting called to order at 10:00 AM.

The minutes of the May 14, 2013 meeting were approved as distributed.

### Section/Infrastructure Reports

- Phases 1-8 no problems.
- Clubhouse – The Refurbishing Committee has finished prioritizing items included in clubhouse renovation project. A presentation will be made to the Board on Wednesday, June 19, 2013.
- A member of the Activity Committee will advise Charlene when supply items for the Clubhouse need to be purchased and she will make the purchases.
- The overflow parking has been working quite well. Some people have parked their vehicles parallel to the road instead of at an angle. Jim will investigate options for marking individual parking spaces and angles to assist in vehicles being parked correctly.
- Cabana– The doorframes for the pump room are rotting. Paul recommended repairing only the portion that is rotted instead of replacing the whole frame. The cost would be minimal as scrap lumber would be used. Motion made and approved.
- Pool – Some new pool furniture was purchased; four folding lounges chairs and three sling chaise lounges and has been added to the pool furniture inventory. Question was asked, are members of the community allowed to sit in the pool area after the pool has been closed for the season? It was suggested that the question be referred to the Board.
- Malcolm has obtained cost estimates from one company for identifying the leaks in the pool. The first phase would be a cursory inspection of tile area and fixing those spots which might be the problem, the cost \$300.00. The second phase would involve putting pressure in the lines to isolate a leak in the lines; the cost would be \$600.00. Following discussion it was recommended that an interim step be taken. Specifically, gather data on water and chemical usage for the months of May and June. In July, the water and chemical information will be compared to previous years and at that time the Committee will examine different options.
- Lakes – The lakes are fine. It is the time of year for purchasing the fish for lakes. Mike will be responsible for the purchasing.
- Roads – The bid for spring patching came in higher this year than the last two years. The estimated cost for patching this year is \$5,500.00. This estimate is based on the square footage.
- Gates, signs, mailboxes and posts – Gates are fine; Dave made some minor adjustments as the arms were sagging. Signs are good; Jim is going to check the visibility of the stop sign located at the Laurelwood Lane/Bentwood Circle intersection.

- Trees – Three pine trees have been taken down and five stumps have been ground. There are two areas of Common ground that need attention; between 254 and 255 Candlewood and the entrance to the pool. Recommendation was made to replace the dead shrubbery on the Candlewood area with twelve (12) Jack Frost Ligustrums and replace the Juniper, on each side of the entrance to the pool with twelve (12) Knock Out roses. The work would be done by Al Hardee's crew; the estimated cost is \$353.00. Motion was approved.
- Garden Club will be trimming the bushes at each side of the entrance to the Clubhouse.
- Motion was made to remove two brown posts at Myrtle Ridge entrance. Motion was approved.

### **Unfinished Business**

- Traffic Safety Committee – The Committee has finished analyzing the data pertaining to speed of traffic on Myrtle Trace Drive. The data does not show a need for any type of speed reducing devices to be put in place on Myrtle Trace Drive, at this time. The Committee's written report has been sent to Board members.
- Budget – The wood decking at the pool needs to be replaced. Paul has worked out a replacement cost; the cost would be approximately \$4,717.80. The cost does not include labor. A discussion followed about the use of volunteers, either community members or people from outside the community, to remove and replace the deck. The question of HOA liability was raised if volunteers were used; the question will be referred to the Board. Also, there was a question about using Trex or similar material. Paul has looked into it; the cost of the material is three to four times that of treated lumber. Malcolm said he has been told that Trex is not recommended for pool decking because it is very slippery when wet. Malcolm will talk with Dan Seeds regarding the pool wood deck and fence monies in the reserve fund.
- Drainage Problems – Several drainage problems exist and the question remains as to who is responsible for fixing the problem; the Homeowners Association or the homeowner? Malcolm has talked to five residents and offered them suggestions of things they might do which may remedy their drainage problem.
- Phase Representatives have been asked to once again check their phase for drainage problems. Malcolm recommended checking shortly after the rain has let up and again twenty-four (24) hours later. Any problems noted should be e-mailed to Malcolm.

### **New Business**

- Horseshoe Pits – Paul has measured off an area as a possible site for relocation of the horseshoe pits. Each member of the Committee is to look at this area before the July meeting where it will be discussed.
- Shuffleboard Court – The shuffleboard court has been power washed.
- Vacation - Malcolm will be gone from Friday, June 14<sup>th</sup> until Tuesday, July 8<sup>th</sup>. Call Nancy if there is a problem.

### **Adjournment**

- Meeting was adjourned at 12:23 PM. Notes taken by Nancy Southard