

## **MYRTLE TRACE PROPERTY COMMITTEE**

**July 9, 2013**

**Present:** Malcolm Macphee, Chair; Bobbie Sands Board Liaison; Lydia Baraga; Ron Grove; Thor Kongvold; Earl Lee; Mike Reynolds; Leo Reger; Charlene Rose; Dave Smyth; Paul Sallas; Jim Wilkison; Les Gerhart Board Member; David Atkins Board Member and Nancy Southard.

Meeting called to order at 10:00 AM.

The minutes of the June 11, 2013 meeting were approved as distributed.

Malcolm introduced and welcomed Lydia Baraga, Garden Club Representative to the Property Committee.

Malcolm explained Board Members Les Gerhart and David Atkins were present to explain donations. David first explained the two responsibilities, governance and management. Les discussed how unsolicited donations, that are not tax exempt, impact the taxes paid by the Association.

### **Section/Infrastructure Reports**

**Phases 1-3, 5, 6 and 8** no problems.

**Phase 4** Stray cats are causing many problems in the neighborhood. Discussion followed; Malcolm will check with Al Hardee on the number of traps that are available. Earl said there is only one working; there are three traps. Earl wants more traps purchased. There was a question as to how many people have actually requested to borrow a trap. Malcolm will follow-up with Al.

**Phase 7-** During the heavy rains a tree limb fell on the road at 233 Cottonwood Lane, Al Hardee and his wife were in the area, he took care of the limb.

**Clubhouse** - Charlene recommended and motion was approved for purchase of a wringer pail and mop.

The **Refurbishing Committee** met with the Board on Wednesday, June 19, 2013. Bill Fox gave the presentation, outlining the items which the Committee had prioritized for the clubhouse renovation project. The Board will meet and determine what can be done and there will be a Community meeting at a later date.

**Cabana/Pool** - The paint is peeling from off the floor in the area where the rug was removed this spring. Paul has put in mats down so people aren't slipping. Looking into inexpensive outdoor carpeting.

There is now a container in the cabana storage room for keeping extra toilet paper.

The electrician will be asked to examine the sensor lights which don't seem to be working since the wiring was

completed. Believe they were hooked into the timer. Also, make sure all outlets in cabana area are on a GFI.

**Lakes** - All lakes are fine.

There is grass growing up between the rocks where pipes were replaced on Lake Cormorant. The grass needs to be sprayed.

Tern Lake is overgrown with weeds. The problem is it is so narrow. Mike spoke with the lake management, they will come out.

The fish have been delivered, seem to be doing fine. The fish were put in Sparrow, Oriole and Grebe lakes.

**Roads** - Patching has been completed, they are now sealing the crack seams. Need to buy more glass beads as the white lines near stop signs are going to be repainted.

**Gates** - One broken gate has been fixed. The next breakage will require purchase of a new one. We are getting low on decals we may need to order more. The cost of decals is going up. There was a brief discussion regarding continuing giving residents the first decal at no charge but charging for future decals.

**Trees** - No trees at this time on the list. It was reported that when a tree was cut down on Bentwood it went across the road and put a hole in the road. Nancy will follow-up.

**Garden Club** - Described as a work in progress. Thanked the Garden Club for trimming the bushes in the entrance to the Clubhouse.

### **Unfinished Business**

**Drainage** - Discussed need to find out HOA responsibility when there is a drainage problem. A sheet was passed out listing all the properties, which in the past, have been identified as having a drainage problem. Phase Representatives have been asked to again monitor the situation. If it is found the problem has been solved, the property can be removed from the list.

**Horseshoe Pits** - Motion made and approved to move horseshoe pit to new location, closer to the woods.

**Pool Leak** - Tabled.

**Stop Sign** - The tree at the intersection of Bentwood and Laurelwood is definitely blocking the visibility of the stop sign. Owners will be notified that the tree will be trimmed. Will have Al do the trimming.

### **New Business**

**Clubhouse Electric** - Malcolm has the names of several electricians. He will contact some and obtain quotes on correcting the wiring in the clubhouse.

**Wi-Fi**- Jim Wilkison is going to purchase a Wi-Fi extender for the Clubhouse. The estimated cost is \$100.00. This will enable people in the pool area access to the internet.

**Tree Planting/Replacement** - The committee had their first meeting on Tuesday, July 2nd. They have written the guidelines which will be used when selecting plantings and have identified two areas of immediate concern. Nancy will give a report to the Board at the July Board meeting. A recommendation will be made for plantings to be done this year in two areas. One near the Myrtle Ridge entrance, the other at the Lift Station area, at the intersection of Myrtle Trace Drive and Cedar Ridge. Also, the recommendation will be made to add a new line item to the budget for planting/replanting of trees and shrubbery.

**Budget Items** - \$5,500.00 for patching roads; \$3,000.00 to update Hummingbird system.

**Pool Plan** - Paul and Thor will work to get bids cost of concrete as an option for the pool deck.

**Substitute note taker and tree person** - Nancy will be gone the month of August and early September. Malcolm will ask Charlene to be the substitute note taker. David volunteered to be the tree person.

**Thermostat Keys** - Charlene Rose, Bill Fox and Bonnie Longenecker. There is also a key in one of the kitchen cupboards. There was a problem last month where thermostat was left at a low temperature. Thor is going to check to see if thermostat can be programmed to go back to higher temperature after a certain period of time.

**Adjournment** - meeting adjourned at 12:30 P.M.

Notes taken by Nancy Southard