

Property Committee Meeting Agenda

Tuesday, February 11, 2014

10 A.M.

Present: Nancy Southard (Chairperson); Les Gerhart (Board Liaison); Lydia Baraga; Bob Bastian; John Beam; Thor Kongvold; Leo Reger; Mike Reynolds; Charlene Rose; Paul Sallas; Dot Silvernail; Dave Smyth and Jim Wilkison.

A. Minutes of 1/14/14 meeting approved as distributed.

B. Unfinished Business

1. Phase Reps (Phase 4 & 8) - Bob Bastian and Dot Silvernail were welcomed. Bob will be recommended as the Phase 4 and Dot will be recommended for Phase 8 representative.

2. Common Ground Maintenance Agreement - A copy of the form was distributed and carefully reviewed. Residents may request consideration for this agreement in March. Respective Phase representatives are responsible for reviewing the agreement with each resident making a request for Maintenance Agreement.

C. **Section/Infrastructure Reports**

1. Phase 1&2 - No problems.
2. Phase 3 - No problems.
3. Phase 4 - A streetlight at 106 Moss Circle was reported to Santee Cooper.
4. Phase 5 - Paul Sallas and Nancy Southard met with a homeowner. The area between 104 and 106 Laurelwood is being reclaimed as Common Ground. Al and his crew will be putting in a drain, sprinkler line and sod the area.
5. Phase 6 - No problems.
6. Phase 7 - No problems.
7. Phase 8 - Streetlight at MT Drive and Loblolly was reported to Santee Cooper.
8. **Clubhouse-**
 - a. Closing/ tag sale - Charlene Rose said Clubhouse would close after the play on Sunday, February 23rd; the tag sale will be on Tuesday, February 25th; and said they needed to help move items to storage pod on Wednesday, the 26th.
 - b. Leaks - The icemaker hose burst and the water came down through the kitchen ceiling. A plumber was called and he reconfigured the line from hot water to refrigerator.
9. **Cabana/Pool**
 - a. Pool subcommittee update - Thor Kongvold discussed committee progress in area of obtaining estimates for concrete deck area; wood deck removal

and replacement; carpeting in cabana area; and pool furniture. Thor said he thinks the committee will finish before the June deadline and will present the plan to Property Committee before presenting to the Board.

b. Heaters - Two small space heaters were purchased and placed in the restrooms in pool area. This was done to prevent the water pipes located in the walls from bursting.

10. **Lakes** - The control valves were removed from Lake Cormorant and re-piped the line. The flow has increased considerably. Repaired the circuit breaker on the transfer pump from Dove to Wren.

11. **Roads** - No problems.

Gates - The laser was replaced and since then there hasn't been any problems reported with people trying to exit. The loop is will be reconnected the end of February or early March.

Signs - Twelve No Trespassing signs have been ordered. A "Neighborhood Watch" sign was ordered to replace the one on Loblolly.

Mailboxes/posts - No problems reported.

12. **Trees** - No problems.

13. **Garden Club** - Still working, there were about twelve people in attendance at the special program on Thursday, February 6th.

D. New Business

1. **Sod Replacement** - Residents have until March 3rd to submit requests for sod replacement. Nancy Southard, the respective Phase representative and Al Hardee will visit each resident to determine approval of replacement request.
2. **Budget 2015** - Committee reviewed the Major Repairs/Replacement sheet. Several members will be updating the replacement cost of items listed and bring back information to the Committee.
3. **Shut-off** - All members were shown where the main shut off valve is to the Clubhouse water supply.
4. **Resident letter** - Discussed the feasibility of a resident's request for creating a dog park in Myrtle Trace and a constructing a bridge to provide access to Wal-Mart. A report will be written and submitted to the Board for the March meeting.
5. **Other** - Approved recommendation of David Smyth to serve as Vice Chairperson.

E. Adjournment - 11:30

Notes taken by Nancy Southard