

## Property Committee Meeting

Monday, June 9, 2014

Present: Nancy Southard , Chairperson; Dave Smyth , Vice-Chair; Les Gerhart, Board Liaison; Dot Silvernail, John Beam, Leo Reger, Paul Sallas, Mike Reynolds; Thor Kongvold; Jim Wilkison; Charlene Rose and Tom Hannigan (guest) .

Guest: Mr. Hannigan shared his concerns regarding the berm in the cul-de-sac on Dogwood Circle and the maintenance of the lake behind his home and the fountain in the lake. He would like the berm to be removed and the fountain taken out of the lake.

A. Minutes of May 13, 2014 meeting approved as distributed.

### **B. Section/Infrastructure Reports**

1. Phase 1&2 -Some residents in Phase 2 do not feel they receive the same level of Common Ground maintenance, such as edging, as other phases.
2. Phase 3 - No problems reported.
3. Phase 4 - No problems reported.
4. Phase 5 - No problems reported.
5. Phase 6 - John will follow up on resident concern regarding the visibility at the intersection of Myrtle Trace Drive and Myrtle Ridge Road.
6. Phase 7 - Resident at 243 Candlewood wondered if Al Hardee's crew would remove a tree root that is in their Common Ground. Al Hardee's crew as a rule doesn't cut roots from Common Ground adjacent to homeowner's property.
7. Phase 8 - Resident at 220 Candlewood would like something put on Common Ground adjacent to their front property to get rid of moles.
8. Clubhouse - Exterminator schedule changed, he will now come on a Tuesday later in the morning. Some caulking needs to be done in kitchen area. Thor will do it. Finding dirty dishes left in dishwasher for extended period. Need to locate or purchase new signs for Clubhouse restrooms.
9. Cabana/Pool - Rear gutters on cabana need of repair. One underwater pool light is not working; it was replaced still not working. An electrician will investigate electrical problem. The element in the hot water heater located in women's restroom has burned out. Will get a replacement and have installed by a plumber. Need a "Pool Closed" sign that doesn't say "Danger Pool Closed".
10. Lakes - Two transfer pipes had to be replaced due to breakage when trees fell on them while trees were being cut down.
11. Roads/Signs - No change from last report.
12. Gates - No problems.
13. Trees - Stumps in pool area need to be ground.
14. Garden Club - John said he is now official spokesman for garden club. John was asked about plans for garden. John said the club hasn't had a meeting recently and there isn't a plan at this time.

### **C. Unfinished Business**

1. Check Roof Bids - Reviewed bids. Thor and John will get clarification on type of underlayment and labor warranty. We want to be clear on bidders quotes to make sure quotes are based on the same criteria.
2. Dogwood Circle - Discussed the cost associated with removal of berm and replacing with asphalt and leaving berm and sodding area. The cost estimate investigated and provided by Jim Wilkison for removing vegetation and paving area was \$10,878.00. All things considered a motion was made and approved by the Committee to sod area and leave the vegetation.

### **D. New Business**

1. Check List for Clubhouse Cleanup Revisions - Lydia Baraga and Cecile Britt revised the check list necessitated by the refurbishment. The motion was made and approved to accept the revisions as modified by the Committee. The revisions will be recommended to the Board for approval. Charlene Rose said the Activities Committee wanted someone from Property Committee to attend their meeting tonight to explain the procedures for cleaning the clubhouse after a major event. Thor volunteered to attend the meeting. Charlene also said once the revisions have been approved by the Board she will give a copy to each group that plays cards and games during the week and review the guidelines with them. Also, Jim Wilkison will see that the revised guidelines are posted on our website.
2. Pool Sub-Committee Report and Recommendation - A report was given the Master Plan developed by the Pool Sub-Committee. The report specifies recommendations and timeline for implementation for refurbishing the pool area including; the pool leak, pool decking, cabana area, pool furniture, and landscaping. The Committee approved the sub-committee's plan. The pool sub-committee will present their recommendations to the Board.
3. Use of Folding Chairs - The Committee discussed the pros and cons of allowing the folding chairs to be used in the pool area. Some chairs were used during in the pool area during the Luau. Charlene Rose said they had signs on every table telling people not to sit in the chairs if wearing a wet bathing suit. She said people were very cautious. The recommendation was made and approved to allow the folding chairs to be used in the pool area only the three or four times a year when the Activities Committee was hosting a major holiday event in the pool area.

### **E. Adjournment - 2:45 P.M.**

Notes taken by Nancy Southard