

Property Committee Meeting

Tuesday, July 8, 2014

Present: Nancy Southard, Chairperson; Dave Smyth, Vice Chair, Les Gerhardt, Board Liaison; Lydia Baraga; Bob Bastian; John Beam; Ron Grove; Thor Kongvold; Leo Reger; Paul Sallas; and Dot Silvernail.

A. Minutes of June 9th meeting approved.

B. Unfinished Business

1. Budget 2015 - Committee reviewed the Major/Repair Replacement budget and agreed cost to replace pool fence and pool wooden deck need to be increased to reflect latest estimated costs and a line item for pool water fountain needs to be added.

2. Clubhouse Roof Bids - Committee reviewed all of the bids obtained for replacement of the Clubhouse roof. Contractors were given the option to submit two types of bids; one using felt on the decking the second using ice/water shield. Following discussion the Committee agreed use of ice/water shield was the preference. The bid in the amount of \$10,500 was approved as the first choice for recommendation to the Board. If there is a problem with the references the second choice is \$12,350.00.

C. New Business

1. New Board Policies and Guidelines - Committee reviewed the new policy dealing with Contracts/Competitive Bids. A number of questions and concerns were raised as to the potential impact of the policy and effect on getting small contractors to bid on projects; specifically contractors who submitted bids for Clubhouse roof prior to the policy being in place. The Committee also reviewed the revised guidelines for lower of flag and the Checklist for Clubhouse Cleanup and Maintenance.
2. Letter of Complaint - A letter listing some violations of the Property Committee Guidelines was sent to the Board and a copy to Property Committee. A letter will be sent to the residents identifying the infraction and requesting they remove certain items from the Common Ground.
3. Planting Request - A letter was sent to the Board requesting plantings on Common Property adjoining back lot line. The Board approved the request.
4. Property Committee Guidelines - The Committee discussed the need to revisit some areas of the Property Guidelines and perhaps revise them.

- Members of the Committee were asked to be prepared to begin, at our next meeting, a discussion of some possible changes to the guidelines.
5. Fountains - The Board, as a result of the May "listening meeting" has requested the Property Committee investigate placement of fountains in some of the lakes. John Beam; Dave Smyth; Lydia Baraga; and Bob Bastian agreed to serve on a Lake Fountain Committee. The Committee will investigate the feasibility related to cost, and the pros and cons of having fountains in the lakes.
 6. Other - A member of the Property Committee heard a realtor tell a prospective buyer the code number to gain access to the pool area. The members of the Committee agree, prospective buyers should not be given the access code to the pool or the Clubhouse. Nancy Southard will convey this concern to the realtor and request the realtor, in the future, to unlock the gate and/or the Clubhouse for the client.

D. Phase/Infrastructure Reports

1. Phase 1 & 2 - Three street lights reported out to Santee Cooper.
2. Phase 3 - One street light reported out to Santee Cooper.
3. Phase 4 - No problems.
4. Phase 5 - No problems.
5. Phase 6 - Bushes along the road at the Myrtle Ridge entrance were trimmed back to improve visibility when exiting Myrtle Trace.
6. Phase 7 - No problems.
7. Phase 8 - One street light reported out to Santee Cooper.
8. Clubhouse - No problems.
9. Cabana/Pool - Both underwater lights and the pole light near the large deck area are now working.
10. Garden Club - Things are the same; there hasn't been a meeting. The members have a concern regarding the debris being found in the garden area between the parking area and the pool. Thor Kongvold volunteered to monitor this situation.
11. Gates - No problems.
12. Lakes - Transfer pump between Owl and Quail is not drawing water. Dave has scheduled Wylie's Lawn and Sprinkler Service to look at it on Thursday, July 10th.
13. Roads/Signs - No problems.
14. Trees - No trees scheduled to be removed.

E. Adjournment - Meeting adjourned at 11:40 a.m.

Notes taken by Nancy Southard