

Property Committee Meeting

Tuesday, August 12, 2014

Present: Nancy Southard, Chairperson; Dave Smyth, Vice-Chairperson; Les Gerhart, Board Liaison; Paul Sallas; Mike Reynolds; John Beam; Lydia Baraga; Charlene Rose; Dot Silvernail; Jim Wilkison; Ron Grove; and Bob Bastian.

A. Minutes of July 8th meeting approve as distributed.

B. New Business

1. Fountains - John Beam discussed initial committee meeting; asked for clarification of committee's charge. The sub-committee will focus on getting costs for installation and operating fountains for two lakes, initially, and possible sizes.

2. Revisiting Property Guidelines - Committee discussed pros and cons of making changes to Property Guidelines, specifically dealing with plantings around mailboxes. Motion was made and approved to leave guidelines as currently written.

3. Other- Recommendation was made and approved to investigate changing to HTC for security system; currently have phone and internet with HTC, change may save money. The Committee also agreed to have the Clubhouse password added to *Clubhouse Rental Agreement* so individuals reserving the Clubhouse for private party know what to do if the alarm is activated.

C. Phase/Infrastructure Reports

1. Phase 1&2 - no problems
2. Phase 3 - no problems
3. Phase 4 - no problems
4. Phase 5 - one mailbox has been put back up.
5. Phase 6 - one resident has question about growth on berm. Believe the berm is owned by the county.
6. Phase 7 - no problems
7. Phase 8 - no problems
8. Clubhouse - There have been ants in the storeroom; exterminator coming today. Strong smell of urine in men's restroom. The panic bar on the front door was damaged Saturday; most of the screws and fittings were pulled out of the door. Do not know how it happened, however, there was a private event scheduled Saturday. Paul Sallas spent two hours on Monday repairing the door, if the repair doesn't hold Paul described another possible solution. The Clubhouse alarm was activated at 10:45 p.m. on Saturday. No one knows why it went off as alarm is not supposed to be active until 11:00 p.m. The

- shingles on the Clubhouse roof was replaced, Dave Smyth said it went well and there weren't any problems.
9. Cabana/Pool - Sixteen new white resin chairs were delivered last month. Jim Wilkison thinks the backboard should be replaced. The ladies restroom door doesn't lock need to check the batteries.
 10. Garden Club - John Beam reported they moved some plant prior to the roof work and everything is fine.
 11. Gates - No problems.
 12. Lakes - Aerator on Oriole is up and operational, had to replace aqua master vain, a maintenance item which is done every few years; the cost was \$284.25. The weeds near the culvert on Wedgewood (next to golf cart path) are on golf course property. Al Hardee is going to contact Mark and get permission to cut them.
 13. Roads/Signs - No change.
 14. Trees - One large tree was taken down after the top of it became dislodged and was hanging over the sidewalk on Myrtle Trace Drive, between Burning Ridge Road and Candlewood.
- D. Old Business - Nothing to discuss.
- E. Adjournment - Meeting adjourned at 11:08 a.m.

Notes taken by Nancy Southard