

Property Committee Meeting

Tuesday, September 9, 2014

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

A. Minutes of August 8, 2014 meeting approved as amended.

B. New Business

1. Records Management MTHOA - The new Board policy on Records Management was reviewed with members of the Committee.

2. Pool Leak Bids- The contract bids for locating and repairing the pool leaks were reviewed with the Committee. Following the review and discussion of the bids received a motion was made, seconded and approved to recommend awarding the contract to Garcia's Concrete. Paul Sallas has agreed to oversee the project.

3. Clubhouse/Cabana Cleaning Position - Our current cleaning lady is going to be retiring. She has stated that she is willing to continue working for Myrtle Trace until a replacement has been found. Les Gerhart and Nancy Southard will be responsible for interviewing the candidates. The position will first be advertised in the *News & Views*.

4. Date Pool Furniture Clean/Store - The date for cleaning and storing of pool furniture was set for Saturday, October 4th at 10:00 a.m. The date will be published in the October issue of *News and Views* and Jim Wilkison agreed to put it on our Myrtle Trace website.

5. Security System Options - Thor Kongvold reviewed for the Committee the estimated costs from HTC for a security system and the proposal for upgrading our current system through ProTec Plus. A discussion followed related to the pro and cons and the problems which have been experienced with our current system. The Clubhouse has not had any break-ins; there is nothing of real value anyone would want to take; and every time the alarm goes off a law officer is sent to the Clubhouse and someone from the Property Committee is called to go to the Clubhouse. In addition to the security system there are motion lights on the exterior of the Clubhouse. Following the discussion the motion was made, seconded and approved that the removal of the security system be recommended to the Board.

6. Other - Members of the Committee were reminded of the need to have current proof of home insurance sent to Dan Seeds. This needs to be done on a yearly basis.

C. Phase/Infrastructure Reports

1. Phase 1&2 - Blocks on Dogwood Circle berm need to be straightened. Also, there are some sprinkler heads on Common Ground at 103 Berry Tree which need to be replaced.
2. Phase 3 - No report.

3. Phase 4 - No report.
4. Phase 5 - No problems.
5. Phase 6 - No problems.
6. Phase 7 - A street light bulb at 229 Cottonwood was replaced.
7. Phase 8 - Street light on Loblolly was fixed; blocked by some branches.
8. Cabana/Pool - No problems.
9. Clubhouse - Complaint regarding odor in ladies bathroom; will get air freshener for both bathrooms. John Beam expressed concern regarding Myrtle Trace residents crawling around in the attic area of the Clubhouse. He sees this as a safety issue; someone is going to fall and get hurt. Discussion regarding getting rid of some of the items from the attic. Charlene Rose said the items are gone through once a year and what they Activity Committee has is what they need. Discussed shortage of storage in the Clubhouse and how it really is an issue. The Committee agreed that John Beam and Paul Sallas explore the idea of additional storage and bring information back to the Committee. Charlene Rose brought up a complaint from Bridge players. There used to be about six or seven card tables, since the renovation there are only three, one of which is not standard size. The round tables are too large for playing bridge. Thor Kongvold is going to get some prices for three card tables to replace three which were disposed of in the Tag Sale.
10. Garden Club - The Garden Club held a meeting and it was decided that the Club will down size the garden area by not doing the section on the right side of the Clubhouse. John Beam and Nancy Southard will meet with Al Hardee and discuss the next step.
11. Gates - No problems.
12. Lakes - Things are good.
13. Roads/Signs - Jim Wilkison will be measuring the amount of cracks. He will be sending out bids and he expects the work will be done in October.
14. Trees - There is one dead pine tree on Common Ground near 104 Laurelwood and several branches hanging from a tree at 100 Myrtle Trace Drive which need to come down.

D. Old Business

1. Fountains - John and Mike shared with the Committee some preliminary information concerning cost of fountains and discussions they have had with Santee Cooper. They have gotten prices for $\frac{3}{4}$ horsepower fountain and a 2 horsepower fountain; the cost \$2,495.00 and \$5,415.00 respectively. They will be contacting Dan Seeds to get some cost projections for operating the fountains.

2. Tree Planting/Replanting - The Committee has had one meeting and is looking to plant possibly for more Leyland Cypress and several Crepe Myrtles. Four Bradford Pear trees will be removed and the stumps ground.

E. Meeting adjourned at 11:30 a.m.