

Property Committee Meeting

Tuesday, March 10, 2015

Present: Nancy Southard, Chair; Dave Smyth, Vice-Chair; Ellen Elliott, Board Liaison; Charlene Rose; Lydia Baraga; Mike Reynolds; John Beam; Leo Reger; Paul Sallas; Ron Grove; Dot Silvernail; Bob Bastian; Thor Kongvold; and Dave Atkins.

- A. **Minutes:** Motion made, seconded and approved to accept minutes of the Tuesday, February 10, 2015 meeting.

B. Old Business

1. **Kitchen Faucet** - Thor Kongvold explained the difficulty of removing old faucet and the need for special tools to change out the old to put in a new one. It was decided that the cost would be more than anticipated and since the current leak is not that great, it would be best to wait until the kitchen is refurbished, hopefully next year, to make the change.

2. **Pool Project Update** - Nancy Southard discussed progress of pool project. The concrete for the ramp and decking has been poured. The drains have been placed in the bathrooms; shower area; and between the apron and new concrete near the cabana area. The cost of the fencing was \$5,800.83 which is less than the estimated cost. The installment of the fencing is partially completed and the project is on track to be completed before the April 15th deadline.

C. Section/Infrastructure Reports

1.-8. **Phase 1-8** - No problems reported in any phases 1-8.

9. **Cabana/Pool** - No problems reported.

10. **Clubhouse** - Nancy Southard and Thor Kongvold described the problems with individuals changing the temperature setting and then not changing them back. There have been instances where the emergency heat was turned on and the Clubhouse was too warm or the heat had been turned down and in on case off, making it very cold. Nancy Southard suggested that Thor Kongvold and Bill Fox to be the only people with a key to the thermostat. If there is a problem with the temperature in the Clubhouse residents are to call Thor Kongvold. The committee agreed with this suggestion.

11. **Garden Club** - Lydia Baraga said approximately 24 people attended Gary Forrester's presentation on pruning shrubs. There may be another presentation scheduled in May and they are looking forward to spring. John Beam added that when the weather improves they will the red maple from the side of the Clubhouse to the front.

12. **Gates** - No problems.

13. **Lakes** - Mike Reynolds said there had been a complaint about stagnation of Lake Sparrow. They will continue to monitor and it may be necessary to put in a small aerator in the future. He also said there was a major alga out break on Lake Grebe, it was treated on Monday and it will take some time to clear. Mike also discussed the problem of a broken pipe on Vireo Lake. The pipe is provides the main outflow going into the

ditch in Phase 8. The pipe will have to be replaced; it is approximately 30 ft. in length and probably down 10-12 feet. Gaining access to the sight with equipment may present some problems. It is not an emergency situation, Mike has given Dan Seeds the information and Ellen Elliott will investigate how to proceed.

13. **Roads** - No report of any problems.

14. **Signs** - No problems reported.

15. **Trees** - No report.

D. New Business

1. **Pool Monitor Coordinator** - Mike Reynolds said things were progressing but they needed some "closers". Thor Kongvold, Bob Bastian and Ron Grove volunteered to help close. Bob Bastian also volunteered to fill-in as coordinator when Mike Reynolds is out of town.

2. **Board Policy Contracts/ Competitive Bid** - Committee discussed the section of the policy on the payment schedule. Several member of the committee stated the payment schedule should be based on the project and consider contractors upfront cost for materials or equipment. Following the discussion Nancy Southard read a wording change suggested by the Board President. The committee agreed with the suggested change but want to make sure the section regarding final payment remains as written in current policy.

3. Other-

A. Thor Kongvold brought up the fact that the sensor for the Lakeview sign lights is in the woods next to Myrtle Trace Drive and the lights are on longer than they need to be. He recommended the sensor be moved to the sign area. Motion was made, seconded and approved to move the sensor. John Beam will see if Bill Alexandra would be willing to move it.

B. John Beam said he was told by a representative from Carolina Temperature Control that the current HVAC system could handle an additional heat run to the proposed Clubhouse storage addition. He also said a window was not required in the addition.

C. Charlene Rose brought out the vinyl cover for the tabletops. She has not received any feedback from any of the residents.

E. Adjournment - Meeting adjourned at 11:20 a.m.

Notes taken by Nancy Southard