

## Property Committee Meeting

Tuesday, April 14, 2015

**Present:** Nancy Southard, Chair; Dave Smyth, Vice-Chair; Mary Johnsen, Board Liaison; Charlene Rose; Paul Sallas; Thor Kongvold; Mike Reynolds; Ron Grove; Leo Reger; Bob Bastian; Lydia Baraga; Dot Silvernail; and Jim Wilkison.

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

### B. Old Business

1. **Pool Update** - Things are on schedule for opening. Paul Sallas and Nancy Southard will be meeting with the contractor this afternoon to review any items that need to be done. Nancy Southard discussed the progress of the project and the fact that some things have had to be done which were not anticipated.

2. **Pool Clean-Up and Opening** - The clean-up is scheduled for Wednesday, April 22<sup>nd</sup> at 10:00 am. Pool is scheduled to open on Friday, May 1<sup>st</sup>.

3. **Pipe Leak on Vireo Lake** - Al Hardee and his crew repaired the leak. They also built up the back between the bank and the overflow box so water could not get in the back portion. After sealing the leak they put concrete around the pipe on both the outside and inside the overflow box.

4. **Basketball Shooting Area** - Paul Sallas reported the basketball area is ready for use. He will be getting some dirt to fill around the sides of the slab so there isn't a step off. He is also planning to build a small box to be placed over the metal support behind the post so people will not trip or fall on it.

### C. Section/Infrastructure Reports

1. **Phase 1&2** - Resident at 127 Hickory reported mail box post needed to be painted. Resident at 233 Cricket Court said brush had been left in the wooded area on Bunting Lake. Street light at 133 Berry Tree was out, reported and repaired.

2. **Phase 3** - Street light between 105 and 107nTimbverline was out, reported and repaired.

3. **Phase 4** - No problems.

4. **Phase 5** - Resident at 159 Myrtle Trace drive called phase representative complaining about the number of cars parked at 161 Myrtle Trace Drive. Resident at 162 Myrtle Trace Drive sent an email and with pictures complaining about the number of cars parked on the lawn at 161 Myrtle Trace Drive.

5. **Phase 6** - No problems.

6. **Phase 7** - No problems.

7. **Phase 8** - Resident at 192 Glenwood sent a letter requesting some bushes or trees be planted on Burning Ridge Road, across from her property. Nancy Southard said how much of that area belongs to Myrtle Trace needs to be determined as much of that buffer at that end of Tern Lake is state owned.

8. **Cabana/Pool** - Thor Kongvold will place new batteries in the cabana restroom and store room doors before the pool opens. Combination locks will be purchased for the pool gates.

9. **Clubhouse** - Paper towels for the restrooms have been ordered, the cost is \$72.68 for six rolls.

10. **Garden Club** - Meeting was held on April 9<sup>th</sup>, there were eight in attendance. They had a successful clean-up day and they hired some help to level the stones in the garden; the cost was \$80.00. There will be an article in the newsletter, and they have been brainstorming on how to get new members into the garden club.

11. **Gates** - No problems.

12. **Lakes** - Have had a great amount of algae spreading. Lake Oriole has some debris but the water is not at a level where it can be raked. It is a shallow lake and as the water comes up the debris will settle.

13. **Streets/Signs** - Streets are fine and there haven't been any reports about signs. Jim Wilkison said if someone notices a tree root coming up along the side of the street to contact him with the location.

14. **Trees** - Four trees were taken down, several pine trees in the entrance area to the clubhouse were dead wooded and one limb was cut down near the handicapped parking area. The total cost was \$900.00.

#### D. New Business

1. **Sod Replacement Requests** - Sixty-one requests for sod replacement were received. Each request will be individually assessed and the homeowner will be told what will or will not be done.
2. **MTHOA/Homeowner Agreement Requests** - There was one request for homeowner agreement and one letter stating the homeowner no longer wishes to maintain the common area.
3. **Newspaper Holders** - The Sun News is now using white newspaper holders with black lettering. This is a problem when people need a new holder. One option mentioned was to paint them. Jim Wilkison is going to look into finding a distributor who carries black newspaper holders.

#### 4. Other

A. Sound system training - Bill Fox has asked if any members of the committee would like to be trained on use of the new sound system. Thor Kongvold, David Atkins and Ron Grove will attend the training on Thursday at 10 a.m.

B. Budget items for 2016 - Need to start getting cost figures for 2016 projects. Charlene will contact a painter for estimate of cost to paint both clubhouse and cabana. Paul Sallas will get cost estimate for resurfacing shuffleboard court and replacing sidewalk in parking area and to clubhouse. Mike Reynolds said we may need a new bubbler on Sparrow and will get an estimate.

E. **Adjournment** - Meeting adjourned at 11:04 a.m.

Notes taken by Nancy Southard