

Property Committee Meeting

Tuesday, January 12, 2016

9:30 A.M.

Present: Nancy Southard, Chair; Leo Reger, Vice-Chair; Ellen Elliott, Board Liaison; ThorKongvold; Lydia Baraga; Bob Bastian; Paul Sallas; Norm Hargreaves; Charlene Rose; Dot Silvernail; and David Atkins.

A. **Approval of Minutes** - Motion made, seconded and approved to accept minutes of December 8, 2015 meeting.

B. Old Business

1. Sealing of road cracks - Jim Wilkison not present, item tabled.

2. Garden area (behind Clubhouse) - Nancy Southard recommended and committee approved to table item, due to John Beam's absence, until February.

3. Pool Pump motor- Paul Sallas explained that one bearing was bad. Ken's Pool had disassembled motor and gave an estimate for repair. Motor was then taken to Todd Electric and repaired the cost \$225.00. The pump was put back in place by Ken's Pool, cost of his services for disassembly and reconnection \$180.00.

C. Phase/Infrastructure Reports

1. Phase 1&2 - Street light on Berry Tree/ Myrtle Trace Dr. was repaired.

2. Phase 3 - No Report.

3. Phase 4 - No problems.

4. Phase 5 - No problems.

5. Phase 6 - No report.

6. Phase 7 - No problems.

7. Phase 8 - A couple of residents had called asking when leaves would be raked off common ground. It was explained to them that many of the leaves were coming from private property and Hardee maintenance had been raking common ground.

8. Cabana/Pool - Cabana rest rooms have been winterized; heaters are on.

9. Clubhouse - New front door lock was installed by Paul and Ginger Sallas. Thor Kongvold repaired the magnets as they were not lining up correctly.

10. Garden Club - Lydia Baraga said there was nothing new to report at this time; the club has a meeting scheduled for Thursday.

11. Gates - Leo Reger had one call person couldn't get gate to work coming in or going out. He recommended she contact Dan Seeds about obtaining a new decal. The problem may have been moisture on the car window.

12. Lakes - Nothing new to report.

13. Roads/Signs - Nancy Southard reported replacement signs have been ordered for Loblolly/ Myrtle Trace Dr. intersection. The signs were ordered from Fast Signs, the cost \$117.64. Al Hardee is buying the 4x4 post, which the two signs will go on.

14. Trees - Two trees were removed from Common Ground on Cedar Ridge; one dead and one diseased. There may be two or three more trees which will have to come down. Nancy Southard will be go and look at them.

D. New Business

1. Pool Policy /Guidelines

A. closure due to electrical storm - There were a couple of incidents at the pool this summer getting people out of the pool area when there was an impending electrical storm. The committee discussed and suggested possible rewording of the *Pool Monitor Guidelines* and *Myrtle Trace Pool Rules*. Nancy Southard will rewrite guidelines with suggesting new wording and present to committee in February for final consideration. Once wording has been agreed upon a recommendation will be made to the Board.

B. kiddie pool - Again, there were a couple of incidents where adults wanted children, possibly not potty trained, to enter the pool. The committee discussed possible actions or revision of rule. One suggestion was to allow children in the pool if they were wearing "swim diapers". A Final decision was not reached and item will be discussed again in February. Nancy Southard will see if she can get more information and/or a sample of a "swim diaper". When a final decision has been made, the change will be recommended to the Board.

2. Cabana Repairs- The 2016 budget includes repair of rotten boards to the cabana and clubhouse; power washing both building as well as painting of both buildings. Hardee maintenance will paint the cabana. The committee discussed when the timeframe for the projects and wording to go into the bid letters. Nancy Southard will type up was discussed to be incorporated into the bid letters and will have the information for committee to review at the February meeting. Included in the budget is replacement of the pump room door. Additional information is needed before the committee decides what type of door should be put in place.

3. Car Accident M T Drive and Loblolly Lane - The driver of the vehicle which hit and shattered the Loblolly/Myrtle Trace signs and ruined several myrtle and destroyed one pine tree was not the owner of the vehicle. Ellen Elliott said the accident information has been turned over to our insurance company. Al Hardee will repair the damage and plant three myrtle trees to replace those damaged by the vehicle. Nancy Southard said she had phoned our County Councilman, John Vaught, but has not heard back from him at this time.

4. Other - Nancy Southard gave an overview of: the amount of water used in the pool: cost of pool water; electrical and chemical costs to operate pool; and pool usage for 2015 compared to 2014 and 2013. Dan and Nancy Seeds will continue to be in charge of vehicle decals. Dot Silvernail volunteered to keep track of the *Maintenance Agreement* database.

E. Adjournment - Meeting adjourned at 10:47 a.m.

Notes taken by Nancy Southard