

MYRTLE TRACE PROPERTY COMMITTEE

February 7, 2017

Present: Leo Reger, Chair; Dennis Arena; Lydia Baraga; John Beam; Gary Cooper; Ellen Elliott; Roger Kirschner; Thor Kongvold; Mary L'Heureux; Richard McEvoy; Dave Richter; Charlene Rose; Paul Sallas; and Jim Wilkison. Board President Nancy Southard and Board Liaison Renzo Falcinelli joined the meeting for discussion of new business

The minutes of the January 10, 2017 meeting were approved as distributed.

Old Business

- Storage Room Addition: Construction is delayed until a soil compaction test is completed.
- Stocking Fish: There is a budget item of \$600 for this. Paul will follow with Estate Management to initiate project.
- Drain Pipe between Timberline Dr. and Burning Ridge Rd.: The Board is obtaining bids for this project.

Section/Infrastructure Reports

- Phases 1, 2, 4, 5, 6, 7 and 8 – no problems
- Phase 3 – Burned out street light has been fixed.
- Cabana–Gutters can be removed. Roger and Thor volunteered for the project. A new water heater has been approved. Dave will check current one first to see if repair is possible.
- Pool – Dave presented options for purchase of lounge chairs for which \$300 is budgeted. A suggestion is to explore possibility of purchasing used furniture from area hotels. New ropes and floats will be purchased. At this point the contractor is nonresponsive regarding pool deck repairs to be completed under warranty. Dave is exploring options for pool maintenance contractor.
- Clubhouse – Concern was expressed about quality of cleaning. The two burner unit on counter is not working and refrigerator appears to be leaking. Thor will follow-up to determine if repairs are possible.
- Garden Club – Next meeting is February 9.
- Gates – no problems
- Lakes – All pumps are turned on in Phase 8. A request was made to turn on pump for Lake Cormorant. The possibility of a leak in the outflow pipe was raised. Paul will follow.
- Roads/Signs – There are two potholes by the Myrtle Ridge gate and one by Cricket Court. Jim will follow.
- Trees – Bids have been received for removing 11 trees on common property as an aftermath of Hurricane Matthew. Board will be asked to approve one.

New Business

- Committee Leadership – Although Leo will remain on the committee he is not able to continue as Chair. Dennis volunteered to do this on an interim basis with support from Leo.

- Dave presented a concept paper regarding future continuing management of Myrtle Trace for review and discussion. A copy for committee members is attached to the minutes.
- The use of a request forms to handle resident requests regarding common property was discussed. Charlene will give Leo an example form. Suggestion was made to place by clubhouse door next to ARC request forms. In News and Views article explain use of forms and process to submit to phase reps. There is a need to clarify the boundaries of each phase

Adjournment

- Meeting adjourned at 10:35 am.

Notes taken by Ellen Elliott

