

Property Committee Meeting

Tuesday, March 14, 2017

Present: Renzo Falcinelli, Acting Chair; Leo Reger; Roger Kirschner; David Richter; Mary L'Heureux; Paul Sallas; Gary Cooper; Richard McEvoy; Thor Kongvold; John Beam; Jim Wilkinson; Charlene Rose; and Nancy Southard, Board President.

John Beam announced he was resigning from Property Committee after 24 years. However, he said he would be involved until the clubhouse addition was completed.

A. **Minutes:** Motion made, seconded and approved to accept minutes of the Tuesday, February 7, 2017 meeting.

B. Old Business

1. **Clubhouse Addition Update** - The soil test has been completed, there is no problem. Permit has been received, waiting to hear from Compass Design as to when they will restart the work.

2. **Timberline/Burning Ridge Outflow Pipe Update** - Nancy is waiting to talk to the contractor. He said it may be two weeks before he can get to the job to replace the outflow pipe.

3. **Clubhouse Cleaner** - Thor Kongvold and Charlene Rose will meet with the cleaner to discuss some issues regarding how the clubhouse is being cleaned.

C. Section/Infrastructure Reports

1. **Phase 1-2** - Complaint from a resident regarding pet owner failing to clean up pet's waste when walking dog on Common Area. An article will be placed in the News & Views.

2. **Phase 3** - No problems.

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

4. **Phase 5** - Paul Sallas will check a drainage issue behind 121 Birchwood Lane.

5. **Phase 6** - Resident at 204 Cedar Ridge has requested a mailbox post protector be placed around his mailbox.

6. **Phase 7** - Drainage problem between 232 Wedgewood and 246 Cottonwood taken care of. Golf course was very cooperative in responding to the problem.

7. **Phase 8** - Mary L'Heureux has received one MTHOA/Homeowner Maintenance Agreement.

9. **Cabana/Pool** - Hose bib and men's room door handle replaced. New rope will be purchased and new gate lock replaced at no cost. Men's room door sticks, will be fixed before opening of pool. May 1st pool is scheduled to open. Announcement will be in News & Views, in addition to requesting volunteers to help set up pool furniture on

April 19th at 10 a.m. Sheila and Mike Reynolds have agreed to prepare Pool Monitoring schedule.

10. **Clubhouse** - Thor reported two lamp post bulbs out to Santee Cooper. Wheels will be placed on the other tables since there haven't been any complaints. The two burners on the side of range have been repaired. Thor Kongvold recommended approving the bid from Victory Pest Control for termite control. The contract covers the clubhouse, cabana and maintenance building. The initial cost is \$2,330.00 to treat all three buildings and an annual renewal fee of \$250.00 and has a 10 year warranty. The committee approved and Thor Kongvold will make recommendation to the board for their approval.

11. **Garden Club** - No report.

12. **Gates** - No problems.

13. **Lakes** - Paul Sallas discussed the issue of low water level on Osprey and Cormorant Lakes. This has been a problem for years as water pumped from the well also has to go to Lake Dove. Some believe there is a leak in a pipe, Paul Sallas will discuss with Al Hardee and see if there is a way to determine whether there is in fact a leak. Fish have been purchased to put into the lakes, the cost \$600.00, is in the 2017 budget.

14. **Roads/Signs** - Jim Wilkinson indicated there are a couple of pot holes which need to be patched and he will try to find a company to do the work. Leo Reger said he will be picking up the new Dogwood Circle sign which will replace the one lost after hurricane Mathew. Al Hardee's staff will put the sign up.

15. **Trees** - Leo Reger said eleven (11) trees were removed by Clearview Tree Service; the cost was \$3,600.00. There are a few more trees which need to be taken down.

D. New Business

1. **Policy on Pleasure Boats** - Brief discussion on need to have a policy prohibiting any type of pleasure boat or craft on our retention ponds. The exceptions are radio controlled model boats and boats used during lake maintenance. Charlene Rose will write a draft of the policy which will be reviewed and acted on at the next meeting.

2. **Committee Leadership** - Discussed need for additional members and the fact the committee needs to have a chairperson. Renzo Falcinelli asked everyone to do some soul searching.

E. **Adjournment** - Meeting adjourned at 11:33 a.m.

Notes taken by Charlene Rose