

MYRTLE TRACE PROPERTY COMMITTEE

July 9, 2019

Present: Gary Cooper, Walt Gardiner, Les Gerhart - Board Liaison, Hank Grabarz, Tom Gray, Ron Grove, Roger Kirschner, Thor Kongvold, Richard McEvoy - Chair, Alice McTarnaghan - Secretary, Leo Reger, Herman Rebocho, John Sperger, Peter Vath

Dianne McDonough has resigned as Phase 8 rep

Welcome guest: Mickey Jarossy

The minutes of the June 11, 2019 meeting were approved as presented.

Old Business:

July 23 has been tentatively set for the sealing project to begin. Tom has notified contractor of repairs of cracks that have failed. Contractor will repair these at no cost before sealing begins.

Three cleaning companies have made proposals which the Board was given to render a decision. All Season was preferred by Property Committee; we are waiting for the Board's decision.

Sod replacement is complete. Before sod was replaced for resident on Mayberry, topsoil was brought in before sod was placed. This has been an ongoing problem and it is hoped that this will be a solution.

Section/Infrastructure reports

Phase 1 & 2: 105 Berry Tree complaint of lake being dirty - aerator was not working. It has since been repaired.

Complaint from resident that it is difficult to get wheel chair across the thresh hold in the clubhouse. Caregiver has to tilt the wheelchair back to get over thresh hold. Thor will investigate possible solutions.

Phase 3: No Issues

Phase 4: No Issues

Phase 5: No Issues

Phase 6: 108 Juneberry complaint of bare spots in lawn.

Phase 7: 232 Wedgewood - weeds in ditch

Phase 8: 181 Glenwood - debris in lake

Two street lights out - have been fixed

Cabana/Pool - Roger has picked up the new motor for the pool at a cost of \$558.18.

Attempting to determine if the present motor is still under warranty and eligible for replacement.

Clubhouse Maintenance:

Thor reports that the air/heat system has been working efficiently.

Clubhouse Supplies: No Issues

Garden Club: No Issues

Gates: Walt stated that he has been lubricating the gates on a regular basis; however rust is an issue.

Lakes: As of July 1 Hardee has taken over Lake Management. Tom Gray has concerns about attending to the lakes because Hardee only works four and a half days. There has to be someone filling in for the two and one half days.

Lake Dove is in need of repair: losing water on a regular basis. The repair is not in the budget for this year.

Streets & Signs: Six "No Trespassing" signs have been purchased. Determination will be made as to the placement of these signs.

Trees: This phase of tree removal is complete. Leo figures there are 6 - 8 more trees to be removed. He will contact Mr. D for a quote.
Incident at 1219 Loblolly - drain pipe damaged during tree removal. Mr. D will repair drain pipe.

New Business:

Possible flooding in Myrtle Trace due to seasonal rains: suggested that two pumps be purchased and stored by Hardee to be used only in threat of flooding. Mickey Jarossy addressed the committee concerning the problem of a numerous geese in Phase 8. Suggestions were made on how to get rid of the geese. It was agreed to send this problem to the Board.

Rich announced that it was time for committee members working on a budget submit figures for next year,

Discussion on walkway to pool from clubhouse.

Concern that boat for lake cleaning will not fit in some small lakes: In that case a person will walk the lake.

Meeting adjourned at 10:30 am

Alice McTarnaghan, Secretary