

**MYRTLE TRACE PROPERTY COMMITTEE**  
**February 14, 2023**

Liz Maass: Chairperson; Cathy McElroy: Vice Chair; Secretary - Jeanne Niziol; Bob Ebling, Dusty Rhodes: Board Reps; Nancy Seeds, Herman Rebocho, Leo Reger, Joe Bastian, Ron Grove, Paul Sallas, Brian McGraw, Tom Gray, Jr., Marion Sustakoski, Tina Hurley, Dave Rudnicki.

**Meeting called to order:** by Liz Maass at 9:30 A.M.

**Welcome Guest(s):** Liz Mass welcomed back Bob Ebling as Board Liaison and welcomed newly elected Board member Dusty Rhodes who will join Bob Ebling as our new Second-Liaison for six months.

**Minutes of 1/10/23 Approval:** Marion Sustakoski made a motion to approve, seconded by Leo Reger and all were in favor.

**Board Liaison report:** No report was presented.

**Nomination of Officers:** Cathy McElroy handed out ballots for the nomination of Chairperson and Co-Chairperson. Liz asked if there were any nominations from the floor, hearing none, Jeanne asked both Liz and Cathy if they were willing to run in their respective positions and they each agreed. After the committee members printed their selections on the ballots and handed them in, Jeanne noted the votes were unanimous for both Liz and Cathy remaining in their current positions for year 2023.

**OLD BUSINESS:**

- Leo Reger gave a brief report of the status of the Special Tree Project, in Chairman Dave Atkin's absence. Leo noted that an arborist had met with the committee and toured the community offering suggestions as to what would work as replacements to the trees that the committee would be removing. She was not fond of the Bradford Pear and suggested removing trees in various areas. Bob Ebling asked Leo if the Arborist would come and make a presentation at the Club House. Leo will take the suggestion to Dave and the committee.
  
- 

**PHASE/INFRASTRUCTURE REPORTS**

- **Phase 1&2:** Herman Rebocho – Prior to Herman giving his report, Cathy noted that a correction was to be made on the August 9, 2022 minutes that had stated a resident on Cricket Court had made a complaint regarding parking vehicles on Common Ground property giving the incorrect resident address. This correction is to be made and sent to Joseph Martin who is the MT Website person in charge of keeping all committee minutes entered each month.
  
- **Phase 3:** Ron Grove – nothing new to report

- **Phase 4:** Marion Sustakoski – Marion handed a report of the residents on Birchwood Lane that had complained of the deteriorating of the land between their grass and the pond bulkheads. Nine of the 14 homes has issues. She handed in a list of the properties in which were passed to Leo Reger who will meet with Barney/Hardee’s group and report back. It was discussed that there should be refilling of some of the ground due to weather and the fact that nothing is growing on the dirt that was filled in originally to hold some of the land. More to follow.
  - **Phase 5:** Paul Sallas – no issues to report
  - **Phase 6:** Dave Atkins – no report (absent).
  - **Phase 7:** Lee Marino & Joe Bastian - Joe reported on the drainage pipe being clogged with tree roots between 228 and 230 Cottonwood. Leo Reger noted he will check with the Hardees’ and report back.
  - **Phase 8:** Tina Hurley – Tina reported on a tree on 199 Glenwood leaning on Common Ground. She said she would work with Leo if needed. Resident on 201 Candlewood is concerned about her property being so open without and protection from the street which is partly on Common Ground. Suggestions were made for her to go to ARC and request putting up some sort of fencing or seeking assistance with the new Special Tree Program committee. Tina also has had complaints regarding the flooding of driveways and property after heavy rains, which are primarily on Common Ground.
1. **Cabana/Pool** –Dave Rudnicki - Dave reported that the pump and filter have been re-plumbed. There will be a meeting with the Pool Monitors on March 25<sup>th</sup>. Dave discussed the large blue pots in the pool area that cover electrical outlets. Paul Sallas said he has four of these pots that he will pass back to the Pool that were from the Garden Club Committee that is no longer active. He and Dave will meet after the meeting to discuss. Being on the Flag committee, Dave reported that the Myrtle Trace flag has been removed to be replaced. One that was replaced became weathered and is being repaired, new flags are being purchased.
  2. **Clubhouse** – Thor/ – No report. Nancy Seeds announced that Debbie Rebocho will no longer be a Property Committee Member since being elected to the HOA Board but she will continue to be in charge of the Club House supplies.
  3. **Gates** – Brian McGraw/Herman Rebocho – No new issues. Nancy Seeds had spoken with Brian and was reporting on the gates concerns with the opening and closing so frequently. She called the Contract Company for the SOS system, Click 2 Enter, this is a new fool-proof system that, if the Committee gets approval from the Board to purchase, would only alert Emergency Vehicles entering the gates. The cost was quoted as \$2,546.00 installed. The discussion was that the new system would eliminate the constant opening and closing and over-use of the motor on the gate.
  4. **Lakes/Ponds** – Tom Gray, Jr. /Leon – Tom reported on the excellent service for the electrical work done installing the aerators, stating the work done by Felix who resides in the

community. Mr. Black and company will be coming to begin work on additional aerator which should take about two days.

5. **Roads/Signs** – Tom Gray, Jr. – Tom noted that all projects on roads have been completed to date. Issues are being addressed with the elevation of the road due to paving, making uneven driveways. Myrtle Trace Drive and Cedar Ridge cracks will be sealed and lines repainted. Tom said he is ordering the Stop Signs and the stripes for the poles.
6. **Trees** – Leo reported that two tree have been removed from 100 Berry Tree and 121 Boxwood Lane.
7. **Leo Reger** – (Hardee liaison) – Leo noted that a resident on 100 Linden Circle is required to clean up the debris it has collected on Property.

**Special Tree Project Committee** – Chairman, Dave Atkins – absent, a brief report was given by committee member, Leo Reger under old business.

**NEW BUSINESS:**

Nancy Seeds noted that before the Pool opens **ALL** work, consisting of painting the Clubhouse, Cabana and the Hardee shed, needs to be completed. Requests for bids are necessary as soon as possible. Dave indicated that he has additional bids to hand in.

**Open Discussion:**

**MEETING was ADJOURNED: 10:51 A.M.** The Motion was made by Marion to adjourn and seconded by Tom, all were in favor.

Respectfully submitted: Jeanne Niziol

*Next meeting:* **March 14, 2023**