

MYRTLE TRACE PROPERTY COMMITTEE

January 12, 2021

Liz Maass: Chairman; Rich McEvoy – Vice Chairman; Jeanne Niziol – Secretary; Nancy Southard- Board Rep, Claudia Allensworth, Tom Gray, Thor Kongvold, Herman Rebocho, John Sperger, Leo Reger, Paul Salas, Marion Sustakoski, Gary Cooper, Cathy McElroy

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

Welcome Guests: Teresa Oberg (Communications Committee member)

MINUTES APPROVED: Cathy McElroy made the motion to approve with corrections from Gary Cooper and Paul Salas, Claudia Allensworth seconded and all approved.

OLD BUSINESS:

- Pool candidate to replace Roger Kirschner's position was discussion once again, noting that the position has not been filled and committee asked that another piece be put in the News and Views stating that the position/job description is acting as the *liaison* to the Company contracted to maintain the pool. There is a resident that has come forward and is still being considered.
- Delivery Notice (back gate) to Homeowners. It had been discussed to place a sign prior to entering the back gate to alert drivers not to enter and to use the Burning Ridge entrance from highway 501.

SECTION/INFASTRUCTURE REPORTS

- Phase 1&2: Herman Rebocho – no new issues.
 - Phase 3: Ron Grove: absent
 - Phase 4: Marion Sustakoski – There are sink holes on 114 and 116 Birchwood that need to be addressed.
 - Phase 5: Paul Sallas: Resident's request from 107 Laurelwood has been addressed by weeds being removed but there are still concerns.
 - Phase 6: Cathy McElroy: All quiet
 - Phase 7: Gary Cooper - An incident occurred when a moving truck damaged a resident's property on Butternut, this is being addressed.
 - Phase 8: Claudia Allensworth: Four calls had been received to date regarding the lawn markings being made for the HTC project. A number will be obtained for residents to call on their own for answers to their concerns.
1. **Cabana and Pool** - Herman and committee members involved with installing cameras in the parking lot area reported making progress. Monitoring is still to be determined.
 2. **Clubhouse - Thor** Kongvold – Everything is going smoothly. New bulbs will be purchased and replaced once the clubhouse is in full operation again.
 3. **Garden** - nothing to report
 4. **Gates** - no new issues

5. **Lakes and Roads** - Gary Cooper reported that it was determined that after the meeting with the Golf Course owners they have claimed ownership of the Lake area off 126 Birchwood and agreed to the upkeep of same. Tom Gray is still checking for possible change of Contractor for Lakes. He noted that the lakes were cleaned. Tom also noted that the monthly fee for 2021 has been raised to \$40.00 monthly, a 20% raise from last year. Some of the bubblers are not working and the Lake Management will be contacted to check and repair as needed.

6. **Streets/Signs** – Rich McEvoy requested the status of new additional signs.

7. **Trees** – Leo Reger is aware of resident's sprinklers being damaged by the HTC project. It was discussed that the residents need to check their sprinklers (in the common ground area) once the workers complete their digging and move on. Nancy Southard agreed to obtain a contact person at HTC in Public Relations for any problems from the 'project'. Leo reported that two stumps are to be grinded near Cricket and the Club House.

DISCUSSION HIGHLIGHTS:

- Election of Officers for 2021 was addressed: Cathy McElroy made a motion to nominate Liz Maass for Chairperson, Marion Sustakoski seconded the motion and all were in favor. Thor Kongvold made a motion to nominate Rich McEvoy for Vice Chairperson, seconded by Nancy Southard, all were in favor.
- Herman Rebocho and Thor Kongvold reported that the cameras will be running shortly. There is still a need for volunteers to monitor films. A seminar will be held to go over details and training that will be involved. A cabinet was built by Paul Salas to house the equipment. The new lighting on the Club House drive is a big improvement by lighting up the entire area of the parking lot.
- Paul Salas displayed and discussed a 1995 surveyor map from the County that shows Myrtle Trace properties. He will try to obtain or enlarge the map to assist in getting a clear view of the dividing line between the Golf Course and the Trace lakes. In obtaining a larger view of this map (phases 1-7) may be useful going forward.

Budget Goals for 2021:

- Thor asked the committee for any suggestions for upgrading the heating system in the club house. He also noted that replacement costs need to be put in the budget for the pool and repair of the pump room ceiling.
- Herman, once again, requested that the sidewalk (Cricket Court) repair be put in the budget. It was noted that some of the sidewalk had been replaced yet no one seemed to know by whom.
- Thor also brought up that the shrubs need to be planted to cover the view of the propane tank. The question came up as to MT owning or leasing the tank. It was said to be leased. Herman requested that the cost of monthly payments for the propane tank also be put in the budget as a line item.

MEETING ADJOURNED: 10.25 A.M. Motion was made by Thor and seconded by Leo, all were in favor.

Respectively submitted: Jeanne Niziol