

MYRTLE TRACE PROPERTY COMMITTEE

May 10, 2022

Liz Maass: Chairperson; Cathy McElroy: Vice Chair. Herman & Debbie Rebocho, Tom Gray Jr., Brian McGraw, Claudia Allensworth, David Atkins, Bob Ebling, Nancy Seeds, Marion Sustakoski.

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

Welcome Guest(s): David Atkins who will be joining the property Committee as a Phase 6 Rep. Thank you Dave.

Minutes of 4/19.2022 Approval: Tom Gray made a motion to approve, it was seconded by Marion Sustakoski, all were in favor.

Board Liaison Report: Bob Ebling said the Board approved the following Road repairs:

- Road Crack filling & seal coating on Juneberry Lane, 100 side of Cedar Ridge and both ends of Cottonwood. Cost \$7,076.00. Bd.
- Mill, remove roots and pave 7+ locations. Cost \$15,035.00. Bd.
- Mill, repair and add 3" of asphalt at the back gate. \$16,994.00. Bd.

Bob Ebling then conveyed the Board's decision that the replacement of Stop Signs: \$50.30 each, Poles, and speed limit signs be submitted in the Property's 2023 Budget.

OLD BUSINESS:

- Pool Opening, Monitors, etc. See Pool report.
- Power Washing Clubhouse walkway and sidewalks. Thor gave the Committee a local Vendor name and pricing: George McMillian. Handyman/Landscaper and house painter. Quote \$250.00. (Board Liaisons have been given a copy of the quote.) Contractor does not have his own liability Insurance. However, it has an excellent reputation in Myrtle Trace.
- The Committee discussed and agreed that it would like the Board to reconsider the purchasing of a power washer for the Property Committee. There are many capable volunteers in this community that can operate a power washer effectively. In this way, the area can be washed more than once a year. Painting and sealing of the area was discussed. Bob Ebling brought up the slick surface of a newly painted and sealed cement once water hit it. The committee discussed that granules can be added to the sealer to help with the safety issue. This will be discussed at a later time once the sidewalk and walkway are thoroughly cleaned.
- Sign at Pear Tree Circle Entrance, Bd. To decide what goes under the street sign. Clubhouse, Pool, etc. Bob Ebling stated that the Board will have a decision in the next couple of weeks.
- Herman purchased a new picnic table (for our Sports Complex) made of pressured wood. The cost with delivery was \$285.00.
- Gutters needed at front of Clubhouse, and side by Shuffleboard. Herman, Thor and Paul are still working on pricing and said they should have a cost by next month's meeting.
- The painting of Hardee Maintenance Shed, repair and painting of fence and 2 lift stations was approved by the Board. This will be completed during the off-growing season.

- Paul Sallas cut roots and built a box around Pump in Phase 8 by 173 & 175 Glenwood. Cost for materials \$174.93. Thank you Paul.
- Paul Sallas cut roots and repaired and resided the box around the Pump in Phase 8 by 173 & 175 Glenwood. Cost for materials \$174.93. Thank you Paul.

PHASE/INFRASTRUCTURE REPORTS:

Phase 1 – Debi Perry – No report.

Phase 2 – Herman Rebocho – No issues

Phase 3 – Ron Grove - 117 Mayberry. Fox may have broken a piece of piping near the grate. Homeowner or HOA land to be determined.

Phase 4 – Marion Sustakoski – No issues

Phase 5 – Paul Sallas – No issues

Phase 6 – Cathy McElroy – No issues

Phase 7 – Brian McGraw – 2 issues:

- 232 Wedgewood. Resident's property backs up to the Golf Course. Since the ditch is not cleaned out, water overflows to the owner's property. Brian discussed with Burning Ridge's rep: Mark Print. He understands and will get to it when he can. Brian called back residents and relayed what transpired.
- 231 Wedgewood. Common Ground Sprinkler head intermittently keeps popping up. A flag was put on it. Brian told Leo who (as Hardee Liaison) called Karleen. Problem fixed and flag gone.

Phase 8 – Claudia Allensworth and Elizabeth Borkowski

- 1212 Loblolly Drive. Creek was overgrown and Burning Ridge called the resident to cut overgrowth. Claudia was unable to identify Resident's land from HOA. Tom Gray will survey the situation.
- Claudia has contacted the mosquito control commission and has confirmed that Myrtle Trace is on the schedule.
- Elizabeth sent her report in her absence: 4/19 – 1209 Loblolly – regarding leaning tree in common ground on MT Drive behind home. Sent email to Mark Watkins & Liz Maass Follow up? 5/2 – 210 Glenwood – Street lamp out, called Santee Cooper, to be replaced by 5/6. Follow up: light and top replaced 5/5.

THANK YOU TO:

- Herman for moving Corn Hole Game and laying stone and ordering Cochina. Cost of Cochina was \$130.37.
- Debbie for buying beautiful plants, while saving dying plants, and watering them on a daily basis.
- Thank you for the people helping to open the Pool:
 - Fred Shields, Brian Smith, Bob & Cathy Smith, Colleen Carteo, Steve Notte, Ken Wierman, Elizabeth Borkowski, Lex Siehler. Thor & Susan Kongvold, Debi Perry, Sue & Dave Rudnicki, Spiros Aloupis, Linda Anghilante and Joe Martin.
 - Pizza Party for Pool set-up People: At a date and time to be determined.

INFRASTRUCTURE REPORTS:

1. Cabana and Pool – Dave Rudnicki: Pool prep work done on time and opened on schedule. Contractor: Dun Rite is operating on schedule & work done as per contract. Timers reset for cabana & pool lights. Dusk to dawn lights also adjusted. Salt Cell to be set up on timer to extend life of cell fins. Dave was given okay to purchase a timer. There is still a shortage of 4-6PM Monitors. Trying to generate interest among new residents. New pool noodles are needed. Old ones starting to flake apart. Dollar Tree usually carries this item. For Pool Monitors, Pool Closers or Pool sub: On the Check-Table, there will be a schedule, Guidelines, Pool Rules Monitor's Infraction and Rules to be given to all swimmers with Children.

2. Clubhouse/Supplies – Thor Kongvold, Debbie Rebocho – The coffee station had to be cleared of excess coffee pots, cups, and soured creamers. The property committee is putting into the News and Views that no further small appliances (ie: coffee makers, etc.) be placed in the coffee station.

3. Gates – Brian McGraw, Herman Rebocho – Nothing to report

4. Lakes (Ponds) and Roads – Tom Gray:

Lakes: All dredging completed. Company was amazed at the huge amount of Pine straw. A 40' by 24" x 40" pipe is needed between Humming Bird Lake and Vireo. The cost is either \$4150 or 4250. Vendors close in price.

Roads: Turner Asphalt has begun marking the road areas where the roots will be cut to allow for filling and seal coating.

Streets/Signs – Tom Gray: Looking at the condition of the 2 NO OUTLET signs on Cedar Ridge and MT Drive. The Property Committee would like to replace just these two. Claudia Allensworth has volunteered to clean the No Outlet sign at the corner of Loblolly and MT Drive. Concerning stop signs, there are fluorescent red and silver pole covers that can be purchased to place on the stop sign poles, 3"x31", at a cost of \$35.00/each. The Property Committee would like to purchase 2 for the stop signs at MT Drive and Cedar Ridge to see if these would bring more attention to the drivers to come to a complete stop. New stop signs, 30" (current size) can be purchased at the price of \$72.25/each.

5. Leo Reger, liaison to Hardee Group – Absent

6. Trees – Mark Watson – Absent

7. Garden Club – Flowers were purchased to spruce up the front of the Clubhouse. Pride in our Community is the essence of the Property Committee.

NEW BUSINESS

April 28th, a garbage truck picking up 2 cans by Clubhouse cracked a newly paved road. Solutions needed as to where to place cans. Tom to report. It was the thinnest part of the road that curved and ended. We will cut that small section out and put stones up to the thick part of the road. The garbage cans will be put

out on the pavement Wed. afternoon so the Trucks do not have to go on the road/grass when collecting the trash on Thursdays.

A resident in a Red Car parking in a no-parking spot at Clubhouse opposite Handicap parking. Handicap cars backing out have no room to maneuver. Solution: The purchase of a large stencil. The total alphabet letters are 12" x 92". It will spell out NO PARKING on the ground where the spot is. We can spray with either white or a glowing yellow. The cost of the letter kit is \$55.00. It can be used many times for areas that require this type of signage.

John Beam to take Down Myrtle Trace Sign by gate to clean and repaint it. Thank you John!!!

A NO SMOKING SIGN FOR OUTSIDE OF CLUBHOUSE is needed. Property is getting complaints from people entering and exiting the Clubhouse during events that people are sitting on the bench and smoking. Ash bin also needs to be moved away from the side door of the Clubhouse.

MEETING was ADJOURNED: 11:05 A.M. Motion made by Claudia Allensworth and seconded by Marion Sustakoski.

Respectfully submitted: Debbie Rebocho and Cathy McElroy

Next Meeting June 6, 2022