

## MYRTLE TRACE PROPERTY COMMITTEE

March 10, 2020

Claudia Allenworth, Gary Cooper, Tom Gray, Ron Grove, Roger Kirschner, Thor Kongvold, Liz Maass,- Chair, Richard McEvoy - Vice Chair, Alice McTarnaghan - Secretary, Terry McTarnaghan, Leo Reger, Herman Rebocho, Paul Sallas, Nancy Southard - Board Liaison

The minutes of February 11, 2020 meeting were approved as presented

### Old Business:

- Update on repair of 121 Myrtle Trace Drive: PSC not responding to calls. Because of the non-response of the original contractor, it was suggested that bids be obtained from at least three contractors to complete all needed repairs, including 121 Myrtle Trace Drive.
- Street Sign project is on hold until funds can become available for purchase of remaining signs, which are being stored in the contractors' warehouse.
- Rich McEvoy has accepted the position of Vice Chair of the Property Committee.

### Section/Infrastructure Reports:

Phase 1 & 2: Herman Rebocho: Sidewalk project is on hold. There is standing water behind 115 Hickory Drive. Existing pipe has been replaced with a 2" pipe to help alleviate this problem.

Phase 3: Ron Grove: No Issues

Phase 4: Terry McTarnaghan: No Issues

Phase 5: Paul Sallas: Resident at 1143 Laurelwood Lane has made a suggestion to place a clothes pin on the drop box to keep items from blowing away. Drop box at 108 Bentwood needs to be replaced. Rich will get a price for replacement.

Phase 6: Peter Vath: No Issues

Phase 7: Gary Cooper/Walt Gardiner: No Issues

Phase 8: Claudia Allensworth: No Issues

Cabana/Pool: Roger Kirschner: Because the Pool Contract is under "automatic renewal," it is not necessary to get Board approval. Approval has to come from the Property Committee. Pool opening is scheduled for May 1. The deck needs to be pressured washed. Herman has volunteered to do this.

Clubhouse: Thor Kongvold/Terry McTarnaghan: Thor will replace all ballasts in the clubhouse. He will then install all new LED lights at a cost of \$26.98 each. This was approved by the Property Committee. The issues of who should have keys to the clubhouse. It was decided that both Thor and Terry will have the keys.

Clubhouse Supplies: Terry McTarnaghan: No Issues

Gardeners Gather: March meeting will have a guest speaker, Gary Forrester, Clemson Extension Agent, who will be speaking on lawn care in the south.

Gates: Gary Cooper/Walt Gardiner: No Issues

Lakes: Tom Gray/John Sperger: No Issues

Streets & Signs: Tom Gray/Rich McEvoy: The existing and developing potholes were discussed. It was suggested that Hardee be asked to fill these with cold patch. Trees: Leo Reger: Leo presented a quote from Mr. D's Tree and Landscaping Service for the removal of 4 dead trees at 117 Hickory Drive, 1 small tree in back of 171 Glenwood Drive, and removal of a1 fallen tree in the wooded area between Myrtle Trace Drive and Burning Ridge Drive for a total of \$1275.00.

**New Business:**

- Common Property Maintenance Agreements are due by March 31.
- Discussion concerning condition of Bocce Ball area and of Shuffleboard Court ensued. The picnic table is in need of paint. Several suggestions made to improve this area. A motion was passed to form a committee to address these problems.
- The electrical box between the pool and sidewalk is in need of a new enclosure. Paul will do this at a cost of \$259.24. This was approved by the Property Committee.
- Discussion concerning the closing in of the propane tank outside the clubhouse; decided it would be best done with shrubs - will contact Gardners Gather.
- Nancy Southard laid out expectations of both the Board and the Property Committee. Communication with each other is essential. Budgets should be carefully planned, contracts should be clearly presented.

Meeting adjourned: 10:55 am

Alice McTarnaghan, Secretary