

## MYRTLE TRACE PROPERTY COMMITTEE

April 19, 2022

Liz Maass: Chairperson; Cathy McElroy: Vice Chair; Secretary - Jeanne Nizio; Nancy Seeds, Board Rep; Tom Gray, Herman Rebocho, Debi Perry, Debbie Rebocho, Thor Kongvold, Elizabeth Borkowski, Marion Sustakoski, Paul Sallas, Ron Grove, Brian McGraw.

**Meeting called to order:** by Liz Maass at 9:35 A.M.

**Welcome Guest(s):** Tina Hurly, MT resident

**Minutes of 3/8/22 Approval:** Debi Perry made a motion to approve, and it was seconded by Thor Kongvold, all were in favor.

**Board Liaison report:** Nancy Seeds announced that the contract for the Dredging project of four of the ponds was signed. The Board went along with the suggestions from Mr. Richard Black, the Total Lakes management person working with Tom. The Community will be notified prior to the beginning of work due to the large equipment that will be brought in for the project. The project should be completed in April. It was noted that the email Emergency contact list maintained by Jon Bourne for Myrtle Trace residents needs to be updated.

### OLD BUSINESS:

Tom was happy to report that the paving of Pear Tree Circle was completed with just a few touches of line painting/reflectors on the driveway. The handicap signs and a stop sign will need to be replaced as well as the Stop sign. The project allowed for additional parking spots as well as two spaces for handicap/van accessible vehicles.

Pool Opening is scheduled for May 1<sup>st</sup>. Dave is still seeking to fill openings for Pool Monitors.

### PHASE/INFRASTRUCTURE REPORTS

**Phase 1:** Debi Perry - Debi noted that the light on 122 Hickory had been repaired. There was a complaint that the smoking receptacle at the Clubhouse is being used for someone discarding their pets' waste.

**Phase 2:** Herman Rebocho – no calls to report

**Phase 3:** Ron Grove – Discussed an issue from last month regarding a light post being damaged. Tom Gray, Jr. noted that he was familiar with this issue and reported that the post had been replaced.

**Phase 4:** Marion Sustakoski – no calls to report

**Phase 5:** Paul Sallas: Paul reported that the 12 extra posts that were placed on Laurelwood on the common property have been removed.

**Phase 6:** Cathy McElroy: Hardee workers responded to a request to trim the tree limbs away from the streetlight at the corner of Cedar Ridge and MT Drive.

**Phase 7:** Brian McGraw: Received a call from 216 Wedgewood resident concerned with geese nesting on the roof. Brian let them know not to feed the animals and just leave them alone.

**Phase 8:** Claudia Allensworth – absent, no report

1. **Cabana/Pool** –Dave Rudnicki – (absent) It was noted that Dave was having difficulty obtaining pool monitors and it was suggested a note be put in the News and Views and Debbie Rebocho said she would also place a request in the Myrtle Trace Chatter. Monitors begin after Memorial Day.

2. **Clubhouse** – Thor noted a need to obtain racks for the hoses that are lying on the ground.

Herman indicated that he would get two, one for each of the hoses.

3. **Gates** – Brian McGraw/Herman Rebocho – Liz reported that she has the new key for the back gate and will place it in the cabinet in the storeroom.
4. **Lakes/Ponds** – Tom reported that the Pond work will begin at the end of April in Phase 8. Bids are needed to replace pipe, larger and plastic, Board presentation needed. There are funds for infrastructure in the budget.
5. **Roads/Signs** – Tom Gray noted that bids will be needed for tree contractors due to the extensive work needed with all the tree root issues pushing up the pavement. There are a total of 39 signs within the community, a number of which are Stop signs needing to be repaired/replaced. Tom has looked into a number of companies and has found one company at a cost of \$47.53 each, (we) Myrtle Trace will install the signs and paint the posts. Further negotiation will be held once the number needed is determined.
6. **Trees** – Mark Watkins (new member of Property Committee) absent

Leo Reger – Leo was absent but sent in his report addressed in Phase 6 report.

#### **NEW BUSINESS:**

Debbie Rebocho noted that the new camera installed can be moved around if needed. If someone is leaving a vehicle in the parking lot overnight with a permit, the camera can be focused on that area, Debbie needs to be notified. It was also noted that the cameras have sound capability, but the sound is turned off in accordance with legal opinion, in the pool area.

Debbie Rebocho volunteered to purchase plants for the clubhouse outside to replace those that did not last.

Power washing was discussed, the committee is to seek a contractor to power wash the walkway in front of clubhouse and all walkways to the entrance of the Pool. Thor agreed to find a contractor.

Herman reported that the Sports Complex will house the Corn Hole court next to the Horseshoe pits. Also, a new bench and picnic table will be purchased for the area.

A special meeting is to be set up with the HOA Board and Liz, Cathy, Tom Gray and Nancy Seeds to discuss roads and signs to be replaced/repared.

#### **Open Discussion:**

There was some discussion regarding the new building of homes outside the back gate area. The main concerns were regarding the increase in traffic.

Nancy Seeds was asked to consult with the Board regarding a new sign(s) to be placed under the Pear Tree Circle sign indicating the location of the Clubhouse and facilities.

Liz noted that according to the Major Repairs and Replacement budget, the Maintenance building was scheduled for repainting in 2021. The committee agreed that the Maintenance building and fence are in need of repainting. Liz will ask the Board for approval to purchase the paint and when approved, Leo Reger will be asked to interact with Hardee Maintenance regarding the painting and any repairs needed to the surrounding fence.

There was discussion by the committee of the gutters around the Clubhouse. Liz questioned where gutters are needed. Herman, Paul and Thor suggested that we need gutters only in the front entrance of the Clubhouse and over the shuffleboard court. They will obtain quotes for installing gutters in those areas.

**MEETING was ADJOURNED:** 11:25 A.M. The Motion was made by Thor to adjourn and seconded by Ron; all were in favor.

Respectfully submitted: Jeanne Niziol

*Next meeting: May 10, 2022*