

MYRTLE TRACE PROPERTY COMMITTEE
August 9, 2022

Liz Maass: Chairperson; Cathy McElroy: Vice Chair via Zoom; Secretary - Jeanne Niziol; Nancy Seeds, Susan Granger: Board Reps; Tom Gray, Leon Deiter, Herman Rebocho, Debi Perry, Debbie Rebocho, Elizabeth Borkowski via Zoom, Tina Hurley, Paul Sallas, Brian McGraw, Leo Reger, Dave Rudnicki, Joe Bastian.

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

Welcome Guest(s): Liz welcomed Susan Granger, as new Board Liaison

Minutes of 7/12//22 Approval: Debie Perry made a motion to approve minutes, with correction of meeting date, and it was seconded by Herman Rebocho, all were in favor.

Board Liaison report: Nancy Seeds thanked all the committee members for submitting their budget input for consideration. She also noted that Cathy did a great job pulling the input together and creating the layout as presented. Nancy indicated that the budget that was given to the committee is the Operational Budget for the Property Committee. The section on road repair is information the Board has to have but is separate from the Property Budget. Road repair is a **Special Project** and is paid for out of our fund account. The **Operational Budget** ends at the \$116,085.00 shown on page 2 of the Budget.

The Budget is not meant to be a Wish List, but is a Best-Guess as to what is needed for the next year to keep our clubhouse, pool and common grounds operating at a level acceptable to all. The Committee is to use their experience in determining what the needs are for the next year.

The Board will be considering similar requests from other Committees and develop a budget for the Association that will fulfill the needs of all the Committees and leave money available for Special Funds to take care of road repair, emergencies, infrastructure and major repairs and replacements. The Board budget meetings start in September. Nancy thanked all the committee members for their input and Tom Gray's recommendations, and once again to Cathy McElroy for making the Board's job a little easier with her budget preparation.

OLD BUSINESS:

- Tom Gray noted that there would be a change for the electrical work which may increase the budgeted amount by \$850.00. Nancy agreed to include the additional amount, making the total Operational Budget amount \$116,935.00. Liz asked for a vote to approve the 2023 Property Budget, with the increase of \$850.00, to be presented to the Board at the upcoming Board meeting, all were in favor.
- Debbie reported on the repair needed for the Coffee Station noting that no one has come to check as yet.
- Brian noted that he did follow-up with the Fire Chief/Emergency crew, all should be good going forward

- Paul indicated that he is still working on developing a plan for the walkway from Berry Tree to the Clubhouse. It would also have to be done in cooler weather.

PHASE/INFRASTRUCTURE REPORTS

- **Phase 1:** Debi Perry – There is a hole in need of repair near 124 Berry Tree, Tom had checked the hole and indicated that work is due to begin on the cul-de-sac on August 22nd.
 - **Phase 2:** Herman Rebocho – Resident on 102 Cricket Court complained about cars parking on Common Ground. A notice will be put in the News and Views to discourage parking on lawns, since it can damage sprinkler heads or water lines as well as damaging lawns.
 - **Phase 3:** Ron Grove – absent, no report
 - **Phase 4:** Marion Sustakoski – absent, no report
 - **Phase 5:** Paul Sallas: no new issues
 - **Phase 6:** Dave Atkins: absent, no report
 - **Phase 7:** Joe Bastian/Lee Marino – There was a problem with water backing up from the drain due to weeds growing and blocking flow. Tom Gray noted that he had seen the Golf maintenance people weed-whacking in that area. It seems that this is both the homeowners and the Golf Course responsibility. Tom said that the Golf Course has taken responsibility when required.
 - **Phase 8:** Elizabeth/Tina – Tina noticed a number of reflectors on the fire hydrants are broken (blue Blocks). She asked whose liability it is to replace. Tom Gray said he would follow up but he believes it is our responsibility. The cost would be minimal, under \$100. Tom also noted that the hydrants are in need of repair due to the sinking of the ground around them.
1. **Cabana/Pool** – Dave Rudnicki – Attendance for July, even with ten days of rain, was 1200. The Divider rope and end hooks have been replaced, after collaboration with the Pool Company, Dun-Rite, it should be good for 15 years. The shower extension is in, the spray nozzle points down aiming into the drain. The area has stayed slime free for over a week so far. A number of pool monitors have come down with Covid so there is a need for subs once again. The pump motor/connecting collar snapped on 8/1, after sending pictures to Ken he matched the serial #s and repaired quickly. 80 lbs. of salt plus 3 ½ gallons of chlorine was added to offset the low chlorine rating in pool. The recent heavy rain put 2300-3000 gals. Of fresh water into the system and threw the balance way off.
 2. **Clubhouse** – Thor/Debbie – nothing to report
 3. **Gates** – Brian McGraw/Herman Rebocho – Brian met with the Fire Chief to discuss the problem with some of the emergency vehicles and the scanner at the gate not allowing entry, issue was resolved.

4. **Lakes/Ponds** – Tom Gray asked that the Phase Reps please give him a call if they have complaints regarding the conditions of ponds and he will contact the lake company who will handle servicing the issues. He is very pleased with the work they have been doing and the speed that he receives upon a request.
5. **Roads/Signs** – Tom Gray – Tom indicated that he has bids coming in and that Turner is offering a 1 ½ “or a 2” overlay which is part of the infrastructure work. The timeline for the cul-de-sac and some tree root work to be done is beginning on 8/22 and will take ten (10) days to complete. Nancy asked about the larger roadwork to be done, Tom noted that temperature is a factor for the road work, which would be in the January-February timeframe.
6. **Trees** – Mark Watkins - absent
7. Leo Reger – A large tree limb had to be removed at the gate. Leo asked when the common Ground Agreements will be available, Liz noted that the forms are available in the Resident’s Manual (where it is asked to copy from original) and also in the Clubhouse near the Phone.

NEW BUSINESS:

- Nancy Seeds questioned having a meeting with the Committee for future infrastructure needed, TBD.

Open Discussion:

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MEETING was ADJOURNED: 10:04 A.M. The Motion was made by Tom Gray to adjourn and seconded by Debi Perry, all were in favor.

Respectfully submitted: Jeanne Niziol

Next meeting: September 13, 2022