



# CLEMSON DOWNS PROPERTY OWNERS ASSOCIATION A 55+ RETIREMENT COMMUNITY

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## Minutes of CDPOA Board of Directors meeting April 11, 2023

### Call to Order

Denny Walling

### Roll Call

Present: Board members John Gardner, Virginia Baird, Diana Manly, Lamar Robinette, Eleanor Teal, Karen McAlister, Denny Walling

(Note: Eleanor was approved by the board as a replacement for Paul Gable, who has resigned as a board member due to illness; Eleanor will serve as secretary and treasurer when she is “up to speed”)

Committee Chairs Anne Snider, Eldon Blust, Susan Robinette

**Minutes from Meeting in March 2023** – Electronically approved Denny Walling

### Treasurer’s Report

Virginia Baird

Income & Expense VS Budget as of 3/31/2023

### ARC report

John Gardner

#### Requests:

1. Harold Olsen, 1012 Keystone, build a cover over existing deck (See picture)
2. Patricia Ivester, 39 Hickory Way, new gutters and paint sidewalk
3. Eldon Blust, 1011 Keystone, new gutters and helmets, repainting of garage door
4. John Gardner, 1019 Keystone, fence portion of backyard following guidelines (This same type of request was approved by last year’s board for another property.)
5. Anne Scott, 505 Downs Loop, paint trim (Beigewood – LRV 25.4) Front Door (Waterfall – LRV 55)
6. Larry Reamer, 15 Birch Place, replace kitchen and bath windows (Trim Color attached)
7. Grace Lewis, 106 Downs Blvd, repaint exterior of house (Beigewood LRV 25.41), Door Whipple Blue
8. Barbara Smith, 335 Summerwalk, stain sidewalk, SW Sandstone HC157
9. Garret Sobczyk, 36 Hickory Way, reroof with match to current roof
10. JoAnn Abernathy, 1026 Keystone Lane, Leaf Filter gutter guards (Color matched)

All requests except 4 (John Gardner) were recommended by the ARC. John Gardner made a motion to accept all recommended requests. Diana Manly seconded the motion. Recommended requests were approved.

- An ARC Board member brought up the need to have an attorney give a professional opinion as it relates to fencing for the townhomes referencing Article 6 section 3 – Restrictive Covenants. This was discussed by the Board who did not feel we needed to go to the attorney yet.
- Several ARC members recommended that the CDPOA Board consider having the community vote on whether fencing should be allowed. Since the Board is not changing anything, there appears to be no need for a vote.
- While not a function of ARC, it was requested that the CDPOA Board be made aware that landscapers are not allowed to work after 5pm or on Sundays. No one on the Board was aware there is any such restriction, and none was supplied by the ARC. This seems to be more of a noise ordinance and was tabled until further research can be done.
- ARC recommends that the CDPOA actively pursue properties in noncompliance. Several issues were mentioned such as a home that has been vacant for over a year and as the Board discussed this there doesn't seem to be a restriction on this. The truck that has been parked in a carport for some time is not violating any restrictions.

### Common Properties

Virginia Baird

- *Bayberry brush site* – We still have a problem with trucks cutting through the CARC lawn to get to the brush site. We'll need CARC approval and call 811 to locate utilities. Gladys Vaughn has 2 redbud trees she is contributing.
  - *Gazebo* – The official policy is to keep the Garden House deadbolt on except for when someone has reserved it. Over the last 4 years we have just unlocked it and used the code lock during the summer. Would it be a good idea to make this a policy change?
  - *Woodland Walk* – We had some wash at the Bayberry end of the walk, and we need to cover it with mulch.
  - The native azaleas contributed by Nancy Portnow to the Woodland Walk are blooming beautifully now.
  - *Discussion of current projects* –
  - We found that the city has been charging us for 3 water meters. After investigation we discovered that the meter behind the Clemson Downs sign at Berkeley is ours. CARC says that it is used to water the plants at the front.
- | 2022                | Usage | Charge |
|---------------------|-------|--------|
| Triangle – 33688062 | 21500 | 90.16  |
| Gazebo – 43913348   | 30200 | 126.64 |
| Entrance – 96365440 | 18800 | 78.83  |
- The Board discussed the entrance water meter and decided to continue paying for the irrigation.

### Communications Committee

Anne Snider

- Deadlines for the May Communicator are April 24 for submission of items to be included and April 27 for submission to CARC for copying.
- The website is currently crashed but when it is up again, the most recent online directory has been posted. Addendum: Website is now up, and directory is posted.

- I will continue to send information emails to CDPOA residents. Let me know what you want sent out.
- If anyone needs a flyer for an event (First Friday, Social, etc.) let me know and I can help with the design. I can also email flyers to CARC for duplicating.

### **Social Committee**

Diana Manly

Eighteen people attended the First Friday get together which was hosted by Betsy Gallimore and Larry Reamer. May 5<sup>th</sup> First Friday will be hosted by Sylvia Peters and Diana Manly.

The Spring Dinner is set for April 18<sup>th</sup>. Nancy Portnow, Fran Moseley, and Scarlet Thayer have made all the necessary arrangements for the POA to have a great time!

### **Cable TV**

Eldon Blust

We have negotiated with Vyve Cable, and they have agreed to accept our current \$408 per resident but due to fewer subscribers there will be an increase in 2024.

### **Rental**

Susan Robinette

No change for our rental properties

### **Report from CARC Board Meeting**

Anne Snider

New members have been elected to the CARC Board. Denny Walling will be reporting regarding the CARC Board meetings in the future.

### **Old Business**

- 1) Status of a 2022 Year-End Financial Report; reconciliation completed by Virginia Baird. A YTD Income and Expense vs Budget was presented by the treasurer.
- 2) Status of yearly dues payments from membership; complete.
- 3) Discussion regarding Board use of a commercial bookkeeping entity for accounting purposes; update. May 10<sup>th</sup> the Treasurer and Board President will meet with Lindley and Pettigrew.
- 4) Status of the ARC fence proposal. See the ARC report.
- 5) Discussion regarding proposed new light pole additions to Clemson Downs. Denny Walling has investigated dark areas in the neighborhood, and he asked all Board members to take a look at his list and be prepared to discuss this in May.

### **New Business**

- 1) Cats vs Birds discussion with comments from Gary Newkirk. Gary Newkirk was not in attendance due to health problems, and this will be discussed in May. Denny Walling read notes that were turned in detailing this concern.
- 2) Stop signs and crosswalks discussion with comments from Virginia Baird. Crosswalks, sidewalks, and bicycle lanes were discussed along with the current request that would need to be made to ask the City of Clemson for sidewalks. Crosswalks were ruled out by the City without sidewalks. Additional discussion is needed about bicycle lanes based on City requirements. It was decided that Virginia Baird will further investigate the possibility of 3 way stops to slow traffic.

The Board was adjourned at 3:20pm.