

CDPOA Board Minutes - February 8, 2022

Call to Order

Denny Walling

Roll Call

Eunice Rowell

Board Members Present: Denny Walling; Eunice Rowell; Karen McAlister, Betty Jane Fourspring; Diana Manly

Board Members Absent: Paul Gable

Committee Chairs Present; Susan Robinette, Virginia Baird, Diana Manly, Eldon Blust

Committee Chairs Absent: Sandy Yates

Minutes from January 2022

Denny Walling

Approved electronically

Treasurer's Report

Betty Jane Fourspring

See the attached Treasurer's report

President's Report

Denny Walling

Another month has passed and lots of things happening at Clemson Downs. My intuition tells me that you are aware of the "Retire Well" signs posted in various places on the Downs property. My intuition also tells me that the "Retire Well" sign may be one of the reasons why you chose Clemson Downs as your place for retirement. I can assure you that your Boards are working tirelessly to keep Clemson Downs clean, beautiful and up-to-date.

The Butterfly Garden is still under construction and should be completed soon.

Health Care continues to expand and The Foundation is considering purchasing Weight Machines; while their finances would have had a \$700,000 Loss if not for Government input.

Coyote Traps have been removed for now but may be reinstalled if sightings are relevant.

The Sidewalks project was deleted from the Common Properties priority list.

As you can see from these Meeting Minutes, there are priority projects and we are working diligently to find ways to keep The Clemson Downs community clean, safe, beautiful and truly a "55+ community."

Committee & Coordinator Reports:

Architectural Review Committee

Susan Robinette

APPLICATIONS:

1. 42 Hickory Way; Marsha Ayers: Paint exterior Trim and replace damaged wood; approved color SW Cobble Brown #6802

Recommended & approved

2. 9 Birch Place: Lynn Usry: Add louvered shutters and paint SW Tavern Mahogany #2002-9 (LRV 8) Owner's color choice: SW Tavern Mahogany 2002-9
Recommended & approved

3. 330 Kendra Place; Terri and Ira Craft: Replace metal front Door with fiberglass wood grain door w/ 3/4 glass panel. Replace back door with wood grain full glass door painted same color as Trim (looks like approved color BM Beigewood)
Recommended & approved

Continuation of ARC recommendations

1. Some people are installing keypads on their front doors as a safety feature. ARC recommends it, and would like POA Approval before we add a paragraph in The Communicator. Keypad installation would not need an application. Approved
2. ARC would like to add the word "horizontal" to ITEM 2, Bullet 1, of the Architectural Guidelines so that it reads: Exterior walls to be clad with horizontal rough sawn board of wood or Hardie Board type material with 8" exposure with overlap. Approved
3. We continue to receive complaints about dog owners walking their dogs and not cleaning up after them. We think the perpetrators are not Downs residents. There is a substantial City fine for lack of adherence. We would like to ask residents for their help by taking photos and forwarding them to the City of Clemson. APPROVED.

Communications & Welcoming

Anne Snider

- Deadlines for the March *Communicator* are February 25 for submission of items to be included and February 28 for submission to CARC for copying.
- We will continue to update the online directory as new information comes in. The most recent version is posted on the website at www.cdpoa.com--Our Community—CDPOA Directory. The password is CD29631POA. There is one file sorted by last name and one by street and both are ready to be printed. Items changed or added after the printing of the 2022 directory will be highlighted in pale yellow.
- Telephone directory should be available soon—I don't know a release date.

Common Properties

Virginia Baird

- There are still some 2021 items are pending. The CPC will need to allocate money in the 2022 budget to cover these items. Any items over \$500 must be approved by the CDPOA Board.
1. *Completed* – Inspection and maintenance of Key stone ditch. Clean out the drainage ditch behind 1008 Keystone.
 2. *Estimate \$2,345* – Dig out the rock stream to facilitate the drainage at the Gazebo and add rock as needed. **Recommendation:** To repair the Rock Stream after we have received the estimate at the bridge at Woodland Walk to determine if there is sufficient money.

3. *Estimate \$3,760 (re-evaluate)* – Clear and beautify keystone ditch entry at corner of Downs Loop and Hickory.
 4. Spread City mulch on Woodland Walk trail. (We haven't been able to get the mulch because the City has many people out sick and are only working on essential services.)
 5. *Estimate \$320* (double ground hardwood mulch – Spread a load of mulch at the triangle in front of the sign. This needs no vote from the CDPOA Board because it's less than \$500.
 6. Replace sprinkler part at the triangle.
 7. Trees at the Bayberry brush site. (need to discuss with CARC and have site marked)
- *Completed* – The City of Clemson has completed all drainage work on the Downs Blvd. median. Eric Snider has inspected this and states that it's working well
 - Discuss the Bayberry medium with CARC and call in locate for the utilities – The CARC/CDPOA committee, headed by Wendy Longo, is looking into using large pots with small trees in them on the median as well as some grasses.
 - Approved by the POA Board in January – Don Manly is looking into the cost of getting the No Parking signs printed.
 - Sent out a notice in the Communicator – Gabe with our maintenance contractors mentioned that they are having to remove leaves from common property several times due to homeowners blowing their leaves onto the common property. He indicated that since removing homeowners' leaves from common property are not covered by our contract, they will need to bill extra.
 - We have had to add to our maintenance contract a couple of common properties that lie between townhouses that the occupants have been cutting, the property on the corner of Downs Loop and Birch, adjacent to 1 Birch Lane and the property adjacent to 37 Hickory Way. Approved.
 - Woodland Walk Bridge – Ryan Smith and his crew removed numerous small trees that had split during the snow. While there, they also moved some of the rocks in the creek and cut out fallen trees to help the water flow towards the Downs Loop side of the bridge. Sand bars have formed and are causing the bank under the Bayberry side of the bridge to erode. Ryan has suggested we place large rocks on that side under the bridge to support it. We should get an estimate soon. Virginia Baird invited Ryan Smith and his yard crew (Gabe and Richard) to the POA Meeting. Ryan. After the introductions, Ryan spoke briefly about problems at the Bridge on the Bayberry side where storms have changed the way the water runs. The creek is shifting because of large piles of sand. This bridge is a "time sensitive" problem and needs immediate attention. Ryan made some recommendations as to how this problem could be remedied. The Board asked Ryan to get some dollar figures and to report back to Virginia so she can present to the Board with recommendations.
 - Insurance: There are some concerns if we get heavy spring rain, do we have enough insurance to cover damages. This needs to be studied.

Common Properties Committee	
Clemson Downs POA 2022 Budget	
Bench maintenance	\$ 100
Liriope for median beautification - Downs Blvd.	\$ 400
Pots and tree for median beautification -Bayberry	\$ 500
trees at brush trash site	\$ 1,000
mulch and labor to spread at Woodland Walk	\$ 1,500
remove wood from whirlpool in Woodland Walk	\$ 500
Unforecast	\$ 500
tree maintenance	\$ 2,000
mulch triangle	\$ 500
inspection & maintenance of Keystone ditch	\$ 500
maintain gravel at the beginning of WW at Bayberry	\$ 200
WW Bridge maintenance and invasive species removal	\$ 2,900
Total 2022	\$ 10,600
2022 allocation	\$ 10,600

irrigation water	350
mowing contract	15000
Maintenance	10600
	<hr/> 25950

Social

Diana Manly

36 people attended the First Friday get together which was hosted by Wendy Longo and Sandia Roche. The March 4th First Friday will be hosted by Ann Fuhr and Diana Manly. I was able to complete the sign up of hosts for the year.

The speaker for the February 19th Breakfast will be the Director of Daily Rest and Dillon Sorrells will be the speaker at the March breakfast. I am still working on the speaker for April.

Cable TV
Nothing to report

Eldon Blust

Rental

Sandy Yates

Properties currently rented.

- 12 Birch Currently rented. In compliance.
- 7 Little Lane Currently rented. In compliance.
- 34 Hickory Currently rented. In compliance.
- 302 Downs Blvd. Currently rented. In compliance.
- 620 Downs Loop Currently rented. In compliance.
- 1009 Keystone Currently rented. In compliance.

Old Business

Insurance

Status of "55 and older" Project:

President Denny Walling thanked Susan Robinette and Paul Gable for meeting with he and some of the residents regarding the qualifications for the "A 55 or older" housing for older persons exemptions. Also Denny reached out to HUD re HOPA for questions and answers and will discuss these in detail at the March CDPOA meeting. Meetings with our attorney will be necessary. This certainly will not be a spur-of-the moment project and our POA members will be kept abreast of findings.

New Business:

All Board members were asked to review the "Policies and Procedures of Clemson Downs Property Owners Association manual" for discussion at the March 2022 CDPOA Board Meeting

Discuss *Place* of Meeting and *Time* of Meeting:

1. After discussion regarding changing the *Time* and *Meeting Place*, a motion by Karen McAlister, 2nd by Diana Manly to change the Meeting "Time and Place" was passed.
 - New Time: 2:00 PM
 - When: 2nd Tuesday of each Month
 - Where: in the Jackson Room (downstairs near the entrance to the cafeteria)

2. Anne Snider stated that The Little Library at the Gazebo will soon be ready for use. A post with signage is being installed near the Library so that you should have no trouble finding it.

The Spring Dinner date has been set for Wednesday, March 30th this year. As always, it will be at the CARC dining room. The Social Hour will be from 5:15 to 5:45, and the fine dinner follows.

Betty Jane reported that there were quite a few homeowners' that have not yet paid their yearly dues of \$300 which is due to Betty Jane no later than March 1st. President Walling asked Secretary Rowell to send out a friendly reminder to all homeowners stating "For every month the bill is not paid, there will be a 5% penalty."

Meeting was adjourned at 3:35 pm.