



CLEMSON DOWNS PROPERTY OWNERS ASSOCIATION A 55+ RETIREMENT COMMUNITY

CDPOA Board Meeting Minutes
February 14, 2023 | 2:00pm

Call to Order

Denny Walling

Roll Call

Board members: Denny Walling, Paul Gable, John Gardner, Diana Manly, Lamar Robinette, Virginia Baird, Karen McAlister
Committee chairs: Eldon Blust, Susan Robinette, Anne Snider

Minutes

Denny Walling

Approved electronically.

Treasurer's Report

Paul Gable

Water bill is surprising, and we need to discuss it with City.
A suggestion was made to move the accounting to an outside firm. We have a quote of \$100 per month. The treasurer is getting a second estimate.

Committee & Coordinator Reports:

ARC

John Gardner

We ask the following requests from residents be approved.

1. Russ Yates, 620 Downs Loop, Exterior Soffit Repair
2. Tony and LaVera Cieslak, 25 Downs Loop, Repair siding with Hardee Plank on right hand side of home.
3. Walt Castro, 102 Downs Blvd, Paint side door to match trim of house.
4. Barbara Wilcox, 8 Birch Place, paver patio behind residence.

All 4 request were recommended by ARC. Motion to approve all made by Diana Manly seconded by Paul Gable and passed unanimously.

I will also give an update to the committee's discussion regarding fencing. We will bring a final recommendation to the March POA Board Meeting. The Color Discussion will be ongoing, and a recommendation will be made in early fall.

Communications & Welcoming

Anne Snider

Deadlines for the March *Communicator* are February 24 for submission of items to be included and February 27 for submission to CARC for copying.

Telephone directory should go to the printer for publication this coming week; we have asked for a proof copy to make sure all is correct.

Kathy McGee continues to greet new residents.

Common Properties

Virginia Baird

Little Lane triangle – We have renewed the ground cover around the sign using city mulch and pay labor. We also have done a winter cut to the shrubs.

Bayberry brush site – A new ditch was cut to direct runoff from Bayberry with a pipe so that it runs into the creek. City mulch was spread in the area.

Gazebo – The winter cleanup and shrub cutting has been done and the pine straw has been cleared from the roof.

Speed Limit signs –The speed limit signs have been placed on Downs Blvd. The city also moved the speed limit sign in the median closer to Berkeley so that it is more visible.

Possible discussion with Board about moving the cost of the signs to contingency funds.

The Committee discussed the small “Slow Down in our Town” signs in Pendleton. We think it might be a good idea to get some signs and move them around. They can be removed and periodically reintroduced.

Downs Loop – Missing bench. Gladys Vaughn donated a used bench which was placed on the CARC side of Downs Loop. The original bench nor the new one was on common property.

Woodland Walk – Aaron D’Silva has volunteered to spread mulch on the Woodland Walk trail.

The water problem was corrected to keep mulch from washing off the trail near the Downs Loop end. Green Effects did this at no cost. They also shoveled rocks in the creek to redirect the water out of the whirlpool area.

Downs Loop and Hickory drain – Cut down dwarf Nandina that were run over by a vehicle. We suggest these be cut down and allowed to grow back.

We’ll be asking for bids from others for miscellaneous jobs during the year to get a better feel for other contractors.

Social

Diana Manly

Twenty-five people attended the First Friday get together which was hosted by Anne & Eric Snider. Jan Gallaher helped as I was unable to attend. I understand the “snacks” were delicious and there was a nice variety. The March 3rd 1st Friday will be hosted by David & Virginia Baird.

Nancy Portnow will be heading the team of Nancy, Fran Moseley & Scarlet Thayer for the spring dinner. The date has been set for Tuesday, April 18th.

Cable TV

Eldon Blust

In January, the results of the 2022 Community Cable TV Business Plan and an outline of the 2023 Community Cable TV Business plan were reviewed by the President and Treasurer.

The assumption underlying these business plans is that the total subscription fees collected from subscribers each year will equal the total amount paid by the Association to Vyve for services provided to those subscribers, resulting in no gain or loss for the Association.

In 2022, there were 87 subscribers for Community Cable TV. It is expected that a few subscribers will not renew for 2023 due to migration to online streaming services. The 2023 business plan assumes 81 subscribers will renew, which is the minimum number needed to break even with the current fees. If the subscription base drops below 81, fees may need to be adjusted.

The 2023 subscription base will not be known until after March 1, 2023, when payments from subscribers are due payable to the Association. An update will be provided at the March Board Meeting.

Rental

Susan Robinette

We presently have 5 rentals:

-302 Downs Blvd, 503 Downs Loop, 7 Little Lane, 620 Downs Loop, 34 Hickory Way

Each rental needs a yearly:

-POA Rental Request

-Lease

-City Permit

Have been collecting these now for all 5.

Denny signed requests for Hickory Way and 620 Downs Loop.

Report from CARC Board Meeting

Denny Walling

Items of interest at CARC board meeting – heart fib machines will be installed at CARC and identifying staff members who are allowed. One on one match-up with people to meet with CARC residents. Jean Doerr is working on it.

Old Business

- 1) Status of year-end Financial Report.
- 2) Status of “blue” street light removals. Many have been replaced but are still waiting for more bulbs are on order. Let Anne Snider know, and she will have it taken care of when the bulbs are available.

New Business

- 1) Status of yearly dues payments from membership. Who has yet to pay?
- 2) Discussion regarding Board use of a commercial bookkeeping entity for accounting purposes.

- 3) Discussion regarding membership use of the POA website for property messaging. Nextdoor was being used but Anne suggested a password protected page on our website for people looking for workers, lost pets, buying or selling.

Adjourned 3:05pm