



CLEMSON DOWNS PROPERTY OWNERS ASSOCIATION A 55+ RETIREMENT COMMUNITY

Minutes of the January 10, 2023 CDPOA Board of Directors meeting

Call to order at January 10, 2023 at 2pm.

Board members present were Denny Walling, Karen McAlister, Paul Gable, John Gardner, and Lamar Robinette. Committee Chairs and Coordinators present were Eldon Blust, Anne Snider, and Virginia Baird.

Minutes from December 8th special meeting were approved electronically.

Treasurer's Report – Paul Gable, the new treasurer, now has the documents but the budget needs to be brought up to date due to Betty Jane Fourspring's recent illness. He is working with Anne Snider who took over temporarily in December. He will need to get check authorization and pick up our taxes. After looking the situation, he suggests we consider hiring someone from the outside.

Committee and Coordinator Reports –

ARC report – John Gardner, the new committee chair for the ARC met with the committee on January 2, 2023. They received and approved the following projects:

- Wendy Longo, 339 Summer Walk, replacement of 7 windows. External surfaces will be painted color of the trim;
- Elaine Rogers, 11 Birch Place, replacement of 4 windows. External surfaces will be painted the color of the trim.

Paul Gable made a motion to approve the ARC recommendations and Lamar Robinette 2nd. All approved.

- The ARC has questions about window color guidelines. They will be discussing if the current guidelines are appropriate. ARC will also look at paint colors and guidelines for review. At least 3 houses do not meet guidelines.
- Another focus will be mailbox guidelines.
- Fence guidelines have also been discussed and article 5 section 3 of the covenants, guidelines item 8 were read at the Board meeting by Anne Snider to remind everyone what currently governs fences.
- Denny Walling asked John and his committee to investigate these issues and report to the board. John agreed that the committee would do a thorough investigation on colors and fences and report their recommendations to the board.

Common Properties report – The committee met on January 6, 2023 at 11am in the Small Corley Room. Several people indicated an interest in the committee and were invited to the meeting.

Little Lane triangle – We need to renew the ground cover around the sign. We can use City mulch and pay labor.

Bayberry brush site – There has been considerably more erosion since recent rains. Our maintenance contractor, Green Effects Landscaping, has dug a new ditch to keep water runoff from Bayberry from creating a ditch in the walkway. The also required a small drain with a pipe going under the walkway. We paid an invoice of \$400 at the end of 2023.

Gazebo – needs winter cleanup and trimming.

Speed Limit signs –The Board has ordered 2 more signs for \$469.29 and we have paid for them but not yet received them. We have emailed the city about when our signs will be ready but haven't received a reply.

Maintenance contract for 2023 – I discussed the current bid from Green Effects Landscaping, Ryan Smith, with the Board. We will not be adding additional areas of common property and will instead treat those as needed. We had another estimate that was more than Ryan's and decided to stay with him for 2023. The Board also decided to definitely put the contract out for bid next year.

We'll be asking for bids from others for miscellaneous jobs during the year to get a better feel for other contractors. If anyone has a contractor they think might be interested in our yearly contract, please have them contact someone on the committee. The 2023 budget was discussed. The committee would like the Board to consider moving the cost of the signs to contingency funds. We have a shortfall between the budgeted amount for the maintenance contractor and the final agreed upon amount. The Common Properties Committee responsibilities information document was sent out for the members to look over for comments, suggestions, and additions. This document was compiled to bring new members an understanding of recent history regarding upkeep and problems in our neighborhood.

Communications and Welcoming report – deadlines for the February communicator are January 27 for submission and January 30 to send to CARC for duplicating. Waiting on committee information to complete the 2023 directory. The Vyve channel guide is now included along with how to submit an ARC request.

Social Committee report –Thirty people attended the First Friday get together which was hosted by Ann Fuhr and Diana Manly. The “snacks” were delicious and there was a nice variety. The February 1st Friday will be hosted by Anne & Eric Snider.

We have completed signing up hosts for the year.

Community Cable TV – No new information.

Rental Report – no changes. Susan Robinette was suggested as the rental coordinator for 2023 and she has agreed.

Old business – Status of year-end financial report; report is forthcoming (see information under Treasurer's Report above).

New business – We need to replace Corrine Grizzard who has resigned as a POA Board member.

Recommendation – Virginia Baird has agreed to become a Board member. A motion to accept this recommendation was made by Karen McAlister and John Gardner 2nd. It was approved.

Anne Snider agreed to help with the secretarial position while Virginia Baird will take minutes at the Board meetings. John Gardner and Karen McAlister agreed to take additional streets.

The meeting was adjourned.