



CLEMSON DOWNS PROPERTY OWNERS ASSOCIATION A 55+ RETIREMENT COMMUNITY

CDPOA Board Minutes – July 12, 2022, 2:00

CALL TO ORDER

Denny Walling

ROLL CALL

Eunice Rowell

Board Members Present: Denny Walling, Karen McAlister, Eunice Rowell, Lamar Robinette, Paul Gable, Diana Manly

Absent: Betty Jane Fourspring

Committee Chair’s Present: Susan Robinette, Virginia Baird, Elson Blust, Diana Manly

Absent: Sandy Yates

MINUTES FROM JUNE 2022 Meeting

Denny Walling

Electronically Approved

TREASURER’S REPORT

Betty Jane Fourspring

Report attached

COMMITTEE & COORDINATOR REPORTS

ARC

Susan Robinette

1. 318 Downs Blvd: LeAnna Little: repaint siding and trim SW Cobble Brown #6082. RECOMMENDED.....APPROVED

2. 1025 Keystone Lane: Shirley and Wesley Witcher: repaint siding and trim: color sample provided on wood..dark brown. RECOMMENDED.....APPROVED

3. 30 Hickory Way: Michael and Gladys Vaughn: want to add black wrought iron fencing around patio in back of house. RECOMMENDED.....APPROVED

COMMUNICATION & WELCOMING

Anne Snider

No Report

COMMON PROPERTIES

Virginia Baird

July Common Properties Committee Board Report

Little Lane triangle – This sprinkler system is older and can no longer handle the City's high pressure. We have already replaced most of the parts and now the valve needs to be changed. The part has been received and we're waiting for it to be installed. NOTE: the part was received but it was not the correct one so another order has been submitted.

Do not park on the grass signs – The Board thought 4 signs were not enough so Chuck Waugaman will be ordering 2 or 3 additional signs. One has been placed on Little Lane to keep people from parking on the sprinkler head. One has been placed at the Downs Blvd end of the Bayberry median. Another will be placed at the other end of Bayberry and then at least one each for both sections of the Downs Blvd medians.

Entrance to the Keystone ditch at the intersection of Hickory Way and Downs Loop – We will continue to clear cut this area of weeds. It may be added to the maintenance contract next year. NOTE from the Board – A Board member will discuss this with the homeowner – it appears that because of the overgrowth may deter visibility for some of our early morning "walkers".

Keystone Common Property – Waiting for an estimate from Ground Effects to clear the weeds growing on common property between 1008 and 1010 Keystone. The tree stump has been removed.

Bayberry brush site – After a number of rains, the path water coming down Bayberry takes to the left of the paved brush site reveals that there is a high spot about 2/3rds of the distance between the end of the blacktop and entrance to Woodland Walk. This is causing the ruts to form along the walking path. Ground Effects has determined a way to level this area and force the water to run into the woods without effecting our path. There are two possible corrections. The cheap one should work and would cost under \$400.

Speed Limit signs – Baird met with Cody Lingerfelt with the City of Clemson to discuss placement of the speed limit signs that the POA has purchased. A map is attached with the suggested places marked.

The police chief requires that the sign be on the side of the road that faces oncoming traffic. Therefore, the sign at the end of Hickory near Little Lane will be placed in the City of right-of-way between 52 and 54 Hickory Way.

Another would be placed on common property adjacent to 29 Hickory Way.

The third would be placed between the 2nd and 3rd tree on CARC property immediately after the turn in to the parking lot off of Downs Blvd.

SOCIAL

Diana Manly

"First Friday" Social was SUPER with 41 attendees. Everyone is welcome and you're encouraged to bring a neighbor with you.

CABLE TV

Eldon Blust

On 06/21/2022 during the Board Meeting for June, Virginia Baird, CDPOA Common Properties Chair, reported that she was receiving complaints from the community's landscaping contractor that exposed cables behind 47 Hickory Way were preventing landscaping maintenance."

On 06/21/2022 the Community Cable TV Coordinator ("Coordinator"), inspected and photographed the AT&T/Vyve service point identified and subsequently emailed Vyve Customer Service requesting repair/restoration of service point and burial of cable serving Vyve Customer Service acknowledged receiving the request and will likely address it within the next 30 days.

There was also an unburied coaxial cable from the AT&T service point to 43 Hickory Way. The Coordinator has no influence in this case. However, prior to contacting the owner of 43 Hickory Way (who would have to make the request to bury the cable to AT&T), the Coordinator determined that the cable had been buried subsequent to his 06/21/2022 inspection.

With the addition of a new subscriber who will commence service in August, there will be a total of 87 active subscribers to Community Cable TV.

RENTAL

Sandy Yates

July 2022 Rental Property Report

Properties currently rented. No changes since last month.
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
1009 Keystone Currently rented. In compliance.
503 Downs Loop Currently rented. In compliance.
505 Downs Loop. New Lease starts 1April. In compliance
620 Downs Loop Currently rented. In compliance.

REPORT FROM CARC BOARD MEETING

Denny Walling

-- BISTRO..... New Summer Menu
---July 21st – Wings & Wraps
---July 28th – Mexican Night
---August 4th – Burger Sliders

---August 11th – Fish Fry Basket

---Clemson Downs Invites You to Happy Hour Every Thursday
4:00 pm – 7:00 pm at The Spot / Bistro Area

---Music every Week...bring your lawn chair and stay awhile

---Jim Hill has talked to quite a few individuals about implementing a mentoring program

---Covering of “SPOT” Project has been scrapped because of Cost

OLD BUSINESS

- 1) Status of “55+” Project. Hopefully, we’ll have feedback on covenants and bylaws from attorney Ann Sullivan. Denny reported that he has left messages for the CDPOA Attorney, Ann Sullivan. He will continue trying to contact her regarding recommendations on changes to the covenants and bylaws. Time is of essence because all recommendations for changes must be presented to the CDPOA members at the Informational Meeting in November so they can vote prior to the Annual Meeting in early December.
- 2) Status of the 3 additional 25-mile per hour speed limit signs: What is the status for installation on Downs Blvd and Hickory Way? The \$588.17 bill for the signs has been paid. However, Denny feels that we need two more signs for a total of 5 new signs. Motion by Eunice Rowell and seconded by Diana Manly was unanimously approved to purchase two additional signs at an estimated cost of less than \$500.00.
- 3) Esther Revis-Wagner (1 Little Lane) trimmed the bushes, but did not trim her trees. Does the Board want to press the issue? This was a topic of much discussion. When riding through Clemson Downs properties one can readily see that there is “pride of ownership” with attractive yards but 1 Little Lane does not fit that mold. Denny will speak to the owner of this property again about this issue.
- 4) Siham Badawy (21 Downs Loop) has trimmed his bushes. The yard looks much better.

NEW BUSINESS

- 1) Need discussion on strategy for promoting “55+” among POA members before vote in November. Denny is thinking of a process whereby the Board members will talk to the members on their assigned streets about the importance of voting for the changes in the Covenants and Bylaws that

update those documents and include the provisions for a 55+ community. The documents will also bring the CDPOA in compliance with the new South Carolina law for homeowner's associations.

2) Other Business as may come before the Board.

- A. While riding through the neighborhood it appears that the overgrown shrubbery on the corner of Keystone and Downs Loop may be blocking the visibility of some of our residents. A representative from the Board will make a visit to discuss this with Pat Vernon at 1000 Keystone Lane.

Meeting Adjourned at 3:05 PM

Eunice Rowell, Secretary

CDPOA YTD INCOME & EXPENSE VS. BUDGET**June 30, 2022**

	YTD Actual	2021 Budget	Difference
INCOME			
Operating:			
Membership: 138 homes @ \$300	41,400.00	41,400.00	0.00
Membership: 2 vacant lots @ \$90	180.00	180.00	0.00
Interest Income	3.74	12.00	-8.26
Late Fees	45.00	0.00	45.00
Rental Fines	0.00	0.00	0.00
2021 Year End Net Worth	26,995.14	26,995.14	0.00
TOTAL INCOME	68,623.88	68,587.14	36.74
EXPENSES			
Administrative:			
Ins., Taxes, L & P Fees	0.00	5,450.00	5,450.00
Annual Meeting	58.00	650.00	592.00
Business & Town Hall Meetings	28.00	1,050.00	1,022.00
Communicator	63.00	400.00	337.00
Phone Directory	0.00	250.00	250.00
Welcome Pack	40.42	75.00	34.58
Social*	549.20	1,124.50	575.30
Other Projects	0.00	1,000.00	1,000.00
Total Operating Expense: Administrative	\$738.62	\$9,999.50	\$9,260.88
Property:			
Irrigation Water	98.10	350.00	251.90
Mowing Contract	6,250.00	15,000.00	8,750.00
General Property Maintenance	6,492.75	11,600.00	5,107.25
Total Operating Expense: Property	\$12,840.85	\$26,950.00	\$14,109.15
TOTAL OPERATING EXPENSE (TOE)	\$13,579.47	\$36,949.50	\$23,370.03
Contingency Fund (15% of TOE)	5,907.36	14,768.02	8,860.66
TOTAL OPERATING FUND (TOF)	\$19,486.83	\$51,717.52	\$32,230.69
Reserve Fund (19.4% of 2020 TOF)	0.00	16,869.62	16,869.62
TOTAL EXPENSE	\$19,486.83	\$68,587.14	\$49,100.31

* Net of Ticket Sales and Expenses