



# CLEMSON DOWNS PROPERTY OWNERS ASSOCIATION A 55+ RETIREMENT COMMUNITY

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CDPOA Board Agenda – June 14, 2022  
Meeting Date was changed to Tuesday June 21<sup>st</sup>

CALL TO ORDER Denny Walling

ROLL CALL Eunice Rowell  
Board Members Present: Denny Walling, Karen McAlister, Eunice Rowell, Lamar Robinette, Paul Gable

Board Members Absent: Betty Jane Fourspring

Committee Chair’s Present: Eldon Blust, Virginia Baird, Diana Manly, Anne Snider, Betty DiTommaso (for Susan Robinette)

Absent: Sandy Yates, Susan Robinette,

MINUTES FROM May 2022 Denny Walling  
Electronically Approved

TREASURER’S REPORT Betty Jane Fourspring  
No report

## COMMITTEE & COORDINATOR REPORTS

ARC Betty DiTommaso for Susan Timmons

1. 1019 Keystone Lane: John Gardner: Add rear screened porch and patio.  
RECOMMENDED.....APPROVED

2. 1012 Keystone Lane: Harold Olsen: repair and paint back deck: paint chip included  
RECOMMENDED.....APPROVED

3. 335 Summer Walk: Barbara Smith: replace sunroom windows. Paint same trim color  
RECOMMENDED.....APPROVED

4. 122 Downs Blvd: Judy Columbus: Replace concrete pavers with solid concrete walkway.  
(Voted on last month via email bc Judy had already done this. Didn't think she needed an Application) RECOMMENDED.....APPROVED
5. 120 Downs Blvd : Fran and Jean Kuhn: re-paint trim same dark brown color; paint chip included. RECOMMENDED.....APPROVED
6. 1010 Keystone Lane: David and Virginia Baird: replace siding with Hardie Board; paint same dark brown color  
.....RECOMMENDED.....APPROVED
7. 405 Bayberry Lane: Michael and Cynthia DiAmore: extend existing concrete rear patio 8'x/12..... RECOMMENDED.....APPROVED
8. 312 Downs Blvd: Ben Crosland: add vented fireplace for propane; 100 gal (?) Tank by brick wall in between 310 and 312(cannot be seen from front .....RECOMMENDED .....APPROVED
9. 318 Downs Blvd: LeAnna Little: Paint siding and trim; paint chip included (Application Incomplete....discussion w/ Board) Application not completed.....NOT APPROVED

COMMUNICATION & WELCOMING

Anne Snider

Not much to report this month. Anne met with Eunice and they made arrangements for distribution of the July Communicator.

COMMON PROPERTIES

Virginia Baird

Woodland Walk trail – Gary Newkirk has been working with a local BoyScout troop to continue adding mulch to the trail. They also made the trail narrower. This requires less mulch and keeps golf carts off the trail. We will be sending a letter of appreciation to the Boy Scouts along with a \$200 donation.

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 sprinkler cut by the gas company still needs to be repaired but it's in an area that isn't a problem. The 'part' to repair this has been ordered and will be installed upon arrival,

Bayberry brush site – Tree planting at this site will be postponed until fall.

Birch cul-de-sac – Rock needs to be placed at the end of Birch to disperse run off.

Bayberry median – Additional plants were put out on the median and the Bayberry residents are watering them. More mulch needs to be added.

Do not park on the grass signs – Four “Please do not drive or park on the grass” signs have been received. 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. Placing of the other 2 signs to be determined. Two additional signs have been ordered. Motion by Eunice Rowell and 2<sup>nd</sup> by Lamar Robinette, the Board approved this purchase if the cost is under \$500.00

Keystone Common Property – Waiting for an estimate from Ground Effects to clear the weeds growing on common property between 1008 and 1010 Keystone. This property has been taken care of by the residents until the CDPOA Board required the common property committee to take down a large Chinese Elm on the site. Without the shade of the tree, the weeds have gotten out of control. The stump also needs to be removed.

A horticulturist also suggested that another tree be removed. We have tried to save this tree but it doesn't look good and could also be a hazard to 1008 Keystone. We will be getting an estimate to have it removed.

#### SOCIAL

Diana Manly

The June First Friday was hosted by Virginia Baird and Karen McAlister. 30 people attended which included some new residents.

Saturday Morning Breakfast – There was much discussion regarding the Saturday morning breakfasts. Motion by Paul Gable, seconded by Karen McAlister and unanimously carried to discontinue the Saturday morning breakfast.

#### CABLE TV

Eldon Blust

Nothing of significance

#### RENTAL PROPERTY

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

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 MEETING  
No Report

Denny Walling

## OLD BUSINESS

- 1) Status of “55+” Project. Hopefully, we’ll have feedback on covenants and bylaws from attorney Ann Sullivan. As of the date of this meeting, Denny has not heard from Attorney Sullivan but he will follow-up on this and will report back to the Board at the July meeting
- 2) Status of email reply to City Engineer Nathan Hinckle’s email regarding the Board’s request for:
  - 3 additional 25-mile per hour speed limit signs and our offer to pay for them. (Note: Received quote from 4S Sign & Supply for \$588.17. Signs expected to ship next week. Invoice to follow. A motion by Betty Jane Fourspring, seconded by Paul Gable was unanimously carried.
  - Sectional repaving of worst spots of Downs Blvd outbound. (Note: The city repaving contracts have been let for 2022. Cody Lingefelt said he would evaluate Clemson Downs Blvd. for sectional repair in 2023.)
- 3) The president contacted Esther Revis-Wagner about trimming the big bushes around 1 Little Lane. She promised to “take care of the problem” during the Week of June 13<sup>th</sup>. As of the date of this meeting (June 21, 2022), it appears that nothing has been done to solve this problem. Denny will make another visit to this residence.
- 4) Discussion regarding the status of bushes at 21 Downs Loop. Denny will assist the owner in locating contractors to remedy these problems.

## NEW BUSINESS

- 1) Other business as may come before the Board:

Discussion regarding the placement the “speed limit signs”. Virginia will contact Cody Lingefelt with the City of Clemson to get advice in placement of the additional signs.

Meeting was adjourned at 3:05 pm

Respectfully submitted by

Eunice Rowell, Secretary