

CDPOA Board Minutes – March 14, 2023

Call to Order

John Gardner

Roll Call

Virginia Baird

Board Members: John Gardner, Karen McAlister, Lamar Robinette, Diana Manly, Virginia Baird,

Committee Chairs: Eldon Blust, Susan Robinette, Anne Snider

Minutes from Meeting in February 2023

Approved electronically & posted

Treasurer's Report

Moved to Old Business

Committee & Coordinator Reports

ARC

John Gardner

The ARC Committee Presents six requests for approval.

- a. Holly Ulbrich, 2 Birch Place, Replacing gutters
- b. Jerdone Davis, 100 Downs Blvd, Replace boards with Hardee, Paint to match current color
- c. Roger Hutton, 29 Hickory Way, Replace roof
- d. Michael and Cynthia DiAmore, 405 Bayberry Lane, 10x12 Wood Deck
- e. Joyce and Frank Hartsell, 47 Hickory Way, Siding Replacement, New Gutters, Redo Mailbox (Van Buran Brown- LRV 9.2)
- f. William and Anne Munn, 343 Kendra Place, Replacing Gutters

Diana Manly made a motion to approve, 2nd from Karen McAlister passed unanimously.

Give Update on Exterior Home Colors – gutter colors are being discussed.

Clemson Downs Committee Recommendations for Fencing –

1. Fencing: Black Aluminum Fencing or Authentic Wrought Iron Fencing will be permitted that meets the following criteria.
 - a. Height must be between 36-54 inches
 - b. Fencing must be a flat-top design. See picture below:
 - c. Picket thickness must be a minimum of 0.625 inches in thickness.
 - d. Picket placement must be \leq 5 inches apart.
2. Placement: Location on the property must adhere to the following criteria.
 - a. No fencing should be visible from the front street. (No side-yard or front yard fencing.)
3. Gates and Posts:
 - a. All gates must be matching to the fencing material and be the same height as the fencing. 36-54 inches.

- b. Posts must be a minimum of 2" thick.
- c. Brick posts are encouraged however, matching wrought iron or black aluminum posts of matching materials and size are allowed.
- d. All posts must be installed at a depth of ≥ 18 " below ground surface.
- e. All posts must be anchored in concrete.



Residents who live in townhomes were present to discuss the problems fencing could present to inside homeowners who need neighbors' yards to access their backyards. The Board agreed that no fencing should be allowed for townhomes.

There was discussion on whether the guidelines should be voted on by the entire neighborhood or just the POA Board.

This led to discussion regarding pet regulations and a committee made up of Karen McAlister, Susan Robinette, and Martha Grigsby was formed to address pets.

Communications & Welcoming

Anne Snider

- Deadlines for the April *Communicator* are March 24 for submission of items to be included and March 27 for submission to CARC for copying.
- Telephone directory has been delivered. I have already heard from two residents (one of whom, by the way, did not turn in their telephone directory forms) with corrections. I will put those corrections in the Communicator. Now that the directories have been delivered, I will update the online directory as well.
- Kathy McGee continues to greet new residents.
- Online "Bulletin Board" for residents to use was moved to old business due to time constraints.

Common Properties

Virginia Baird

Bayberry brush site – We still have a problem with trucks cutting through the CARC lawn to get to the brush site. Do we put out trees to restrict their access? We'll need CARC approval and call 811 to locate utilities.

Gazebo – The Common Property Committee discussed having several old stumps ground up. They were supposed to be taken care of several years ago but the money was diverted to help with the Birch ditch. There is one at the gazebo and another at the Little Lane triangle. Is it a good time to make an inventory of them and have them removed now was the question put before the committee but there wasn't much interest. Maybe just making an inventory will be best for now.

The Board requested a mockup of a small sign similar to the "Slow Down in our Town" signs in Pendleton. Ann Fuhr and John Gardner are working on it. Anne Snider suggested "Slowdown in the "Downs." Several designs were discussed and the need to keep it simple.

Woodland Walk – We're still watching the whirlpool in the stream since we have new stumps and logs blocking it.

Discussion of current projects.

We'll be asking for bids from others for miscellaneous jobs during the year to get a better feel for other contractors. The Board approved giving all interested contractors copies of a blank Clemson Downs POA Common Properties Service Contract.

We have several contractors who are interested and will be showing them the common property areas that are involved so that they can send bids. They are all interested in looking at them now before the summer season begins. We are asking that the bids be in between the first and the end of September.

Social

Diana Manly

Twenty Five people attended the First Friday get together which was hosted by David and Virginia Baird. Again the “snacks” were delicious and there was a nice variety. The April 7th 1st Friday will be hosted by Larry Reamer and Betsy Gallimore. 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

At the end of 2022, there were 87 subscribers for Community Cable TV. As of this Report, only 74 of these subscribers have renewed and paid for service in 2023. This net drop of 13 subscribers breaks down as follows:

1. 5 subscribers sold their homes, and the new owners declined the opportunity to subscribe for 2023. It is assumed that these new owners are streaming television programming using the Internet.
2. 3 subscribers discontinued the service and are now streaming television programming using the Internet.
3. 3 subscribers vacated their homes. Two of these are presently offered for sale.
4. 1 subscriber discontinued the service and reconnected Dish.
5. 1 subscriber has not responded to inquiries as to whether they wish to continue in 2023. The inquiry effort is on-going.

The initial 2023 business plan assumed 81 subscribers would renew, which is the minimum number needed to break even with the current fee structure. As the subscription base has dropped to 74, some adjustment will need to be made to the fee structure for next year, 2024. However, the subscription fee for 2023 can remain \$408. The Community Cable TV Coordinator has entered discussions with Vyve to minimize the impact the diminishing subscriber base has on the fees paid by the subscribers who remain.

Rental

Susan Robinette

All five lessors here in the Downs have completed all the Clemson Downs requirements for renting their properties:

1. POA rental application for 12 months
2. 1 year city rental permit
3. 1 year signed lease

We have copies of all these documents.

Report from CARC Board Meeting

Anne Snider

Nothing related to our neighborhood was discussed. The CARC annual meeting will be held Thursday March 16th. All stockholders are invited.

Old Business

- 1) Status of year-end Financial Report. Due to time limitations the Board agreed to set up a separate meeting.
- 2) Status of yearly dues payments from membership. Who has yet to pay?
One property is currently owed and they have been notified of the \$15 per month late fee.
- 3) Discussion regarding Board use of a commercial bookkeeping entity for accounting purposes.

A motion was made by Karen McAlister to accept the offer from Lindley Pettigrew & Company CPAs LLC for accounting and bookkeeping services for \$100 per month. The agreement also mentions \$600 for Federal taxes and \$75 if State taxes are required.