



CLEMSON DOWNS PROPERTY OWNERS ASSOCIATION A 55+ RETIREMENT COMMUNITY

CDPOA Board Minutes | November 8, 2022 | 2:00 pm

Call to Order

Denny Walling

Roll Call

Anne Snider

Present were Board Members Karen McAlister, Diana Manly, Lamar Robinette, Paul Gable, Denny Walling. Absent were Betty Jane Fourspring and Eunice Rowell. Present committee chairs were Eldon Blust, Susan Robinette, Sandy Yates, and Anne Snider.

Minutes from October 2022

Denny Walling

Approved electronically

Treasurer's Report

Betty Jane Fourspring

Attached to this document.

Committee & Coordinator Reports

ARC

Susan Robinette

Applications:

1018 Keystone: BJ and Gary Smart: Add gutters on whole house; color as close to beige trim as possible. Recommended; approved by board.

Old Business:

1The Board has rejected our suggestion of not adding any wording to the Guidelines about Playground Equipment. They have re-requested that we go back to the drawing board and come up with/add wording to make Playground Equipment a non-permitted item. We are charged with adhering to their request.

The ARC recommendation: add a 17th Bullet, "Playground Equipment" to Item 8, "Items Not Permitted" to the Guidelines. Board approved changes as well as other small grammatical and informational corrections.

Communications & Welcoming

Anne Snider

Documents for mailing to members prior to the Annual Meeting are ready; after the meeting the envelopes were stuffed. Envelopes were mailed on Wednesday, November 8. Next year the items will not need to be mailed provided the Bylaws changes are approved by the membership.

Anne Snider suggested we not include a copy of the minutes of the previous year's meeting in the mailing; those minutes can be approved at the January meeting each year. Leaving the minutes out will save on postage and copying costs.

Common Properties

Virginia Baird

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

Bayberry brush site – Still waiting for this drainage project to begin but the area is doing pretty well.

Chuck Waugaman has ordered a new sign for the brush pile and 2 for the Woodland Walk Bridge.

Speed Limit signs –The Board has ordered 2 more signs for \$469.29 and we have paid for them. The City will let us know when they come in and in the meantime we need to discuss their location.

Maintenance contract for 2023 – We have added additional small areas of common property. We are waiting for a bid number from Ground Effects, our current contractor. Since it is already November, if it isn't forthcoming soon, we need to put the contract out for bid.

Common property adjacent to 600 Downs Loop – We need to control the kudzu and it will go into the 2023 budget.

Woodland Walk path and golf carts – It has been reported that a golf cart full of people was seen again in Woodland walk. There is more damage to our pathway. Ground Effects will be adding 2 posts at the Camelot entrance.

Social

Diana Manly

The November First Friday was hosted by Jan Gallaher and Bill Watt who stepped in at the last minute. 30 people attended the get together and we all enjoyed the food and decorations. The December First Friday will be hosted by Nancy Portnow and Bill Watt. Christmas Social will be December 6. Deadline for reservations is December 1.

Cable TV

Eldon Blust

Nothing new to report

Rental

Sandy Yates

Five rentals, all 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.

620 Downs Loop currently rented. In compliance.

Report from CARC Board Meeting

Denny Walling

None

Old Business

None at this time.

New Business

1) Discussion regarding the Membership Town Hall on November 3rd.

Fences issue was brought up at the Town Hall meeting. This issue will be investigated by ARC and then board in 2023.

2) Board Project: Stuffing of member voting materials into mailing envelopes for the Annual Meeting. Completed.

Next meeting: December 1, 2022 (Annual Meeting) at 2:00 pm in the large room at the Corley Center.

Respectfully submitted,
Anne Snider