



# CLEMSON DOWNS PROPERTY OWNERS ASSOCIATION A 55+ RETIREMENT COMMUNITY

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Minutes  
October 11, 2022

**Call to Order**

Denny Walling

**Roll Call**

Anne Snider

Present: Diana Manly, Denny Walling, Lamar Robinette, Karen McAlister

Committee Members Present: Eldon Blust, Virginia Baird, Anne Snider, Susan Robinette

Absent: Eunice Rowell, Betty Jane Fourspring, Sandy Yates

**Minutes from September 2022**

Approved electronically

Denny Walling

**Treasurer's Report**

Betty Jane Fourspring

Motion made to approve report by Karen McAlister and 2<sup>nd</sup> by Diana Manly. Approved by unanimous vote

**Committee & Coordinator Reports**

**ARC**

Betty DiTommaso for Susan Robinette

1018 Keystone Lane, Gary and BJ Smart, replace roof.

45 Hickory Way, Martha Grigsby, replace mail box post and paint "cobble brown" same as her trim.

Both were approved by the ARC

Motion made to approve by Lamar Robinette and 2<sup>nd</sup> by Karen McAlister. Approved by unanimous vote.

**Communications & Welcoming**

Anne Snider

Nothing new to report.

**Common Properties**

Virginia Baird

Little Lane triangle – We need to renew the ground cover around the sign current budget will only allow for City mulch and labor to spread it.

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

Sign at the brush pile is faded and back in the woods. We will purchase another one stating only what is allowed on site to be placed much closer to the road.

Speed Limit signs –The City of Clemson has placed the speed limit signs that the POA has purchased. The Board has ordered 2 more signs for \$469.29.

Maintenance contract for 2023 needs to be discussed since we may add additional areas of common property. Possibly putting it out for bid and Contractor insurance were discussed.

Common property adjacent to 600 Downs Loop – We must control the kudzu.

Bridge in Woodland Walk – We have had some discussion with Camelot about the children standing on the cables on the bridge. They suggested we add small signs at each end of the bridge and seemed very cooperative. We will order the signs.

Woodland Walk path and golf carts – It has been reported that a golf cart full of people was seen again in Woodland walk. The CPC suggested installing 4x4 post in middle of entrances at Downs Loop and Camelot. Another might be used to slow bicycles at the Bayberry entrance.

### **Social**

Diana Manly

The September First Friday was hosted by Margaret Layne and Mimi Bopp. 20 people attended the get together. The November First Friday will be hosted by Mary Brown and Susan Robinette.

### **Cable TV**

Eldon Blust

Nothing new to report

### **Rental**

Sandy Yates

1. 12 Birch currently rented. In compliance. Annual request submitted
2. 7 Little Lane currently rented. Renewed lease was due in June. Owner and property manager have been contacted.
3. 34 Hickory currently rented. In compliance.
4. 302 Downs Blvd. currently rented. In compliance.
5. 1009 Keystone currently rented. In compliance.
6. 503 Downs Loop In compliance. Not currently rented.
7. 505 Downs Loop. In compliance. Not currently rented.
8. 620 Downs Loop currently rented. In compliance.

## **Report from CARC Board Meeting**

Denny Walling

CARC will have vaccine shots available on October 20<sup>th</sup>, flyer, application forms and reminder will go out at the end of this week.

### **Old Business**

Will continue to represent ourselves as 55+ but will not apply for designation yet.

### **New Business**

Date to send electronically send out bios for CDPOA candidates to the Board for 2023, 2023 budget and recommended changes to the bylaws before the November 3<sup>rd</sup> informational meeting is 15 days prior.

There are 3 open Board positions for 2023. Karen McAlister, John Gardner, Scarlett Thayer and Corrine Grizzard will running for these positions.

Anne Snider will relay our need to CARC for chairs in the Corley Center for 50 people along with microphones for our informational meeting. Candidates for the open positions will be introduced at the meeting.

Board will look at anything that might be affected by the fact that we are not going 55+.

Board asked the ARC to discuss restriction play structures specifically in CDPOA yards.

Denny Walling met with our current insurance agent, Lee Pope, liability insurance that protects personal assets of Board members. The basic quote was increased 6% from \$1200 to \$1270. Property insurance is expected to increase by the same amount.

A motion was made by Diana Manly and 2<sup>nd</sup> by Lamar Robinette to accept this increase.

A letter regarding the median on Downs Blvd sent to the Board by Margaret Layne regarding the Board's approval for the Fort Hill Gas Company to cross common property was discussed. The Board did not approve their using the median on Downs Blvd. because the POA does not own the median. It belongs to the City of Clemson. Approval for the Gas Company to cross common property as for the common property behind Keystone Lane.

Board members and committee chairs are requested to stay after the November Board meeting to stuff mailers for the December 1<sup>st</sup> annual POA meeting.

Due to space needs the Board will meet at Karen McAlister's home at 1023 Keystone Lane for the regular November 8<sup>th</sup> Board meeting.

Meeting adjourned at 3:30pm on 11<sup>th</sup>.