



CLEMSON DOWNS PROPERTY OWNERS ASSOCIATION A 55+ RETIREMENT COMMUNITY

Minutes
September 6, 2022

Call to Order

Denny Walling

Roll Call

Anne Snider

Present: Diana Manly, Denny Walling, Paul Gable, 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 August 2022

Approved electronically

Denny Walling

Treasurer's Report

Betty Jane Fourspring

Approved by unanimous vote

Treasurer has asked all committee chairs to submit 2023 budget by September 27

Committee & Coordinator Reports

ARC

Susan Robinette

- Application for painting wood siding and trim same color (sample submitted) at 7 Little Lane was recommended.
- Application for replacing the mailbox and post at 42 Hickory Way according to specs (post to be painted SW 6802 Cobble Brown same as house trim) was recommended.
- Application to repaint driveway at 35 Hickory Way (paint sample submitted) was recommended.
- POA board discussed ARC recommendation of 35 Hickory Way/ Winnie Williams' repainting of driveway gray color; color is darker than most driveways in the neighborhood. POA suggests Guidelines need clarification and specifics of concrete color. Susan will report next month.
- All three applications were approved by the board.

Communications & Welcoming

Anne Snider

- Deadlines for the October *Communicator* are September 26 for submission of items to be included and September 29 for submission to CARC for copying.
- We will continue to update the online directory as new information comes in. The most recent version is posted on the website at www.cdpoa.com--Our Community—CDPOA Directory. The password is CD29631POA. There is one file sorted by last name and one by street and both are ready to be printed. Items changed or added after the printing of the 2022 directory will be highlighted in pale yellow.

- Eunice Rowell has been unable to send emails because of her husband's health issues. I will resume sending emails until the end of the year.

Common Properties

Virginia Baird

- Little Lane triangle – We need to renew the ground cover around the sign but with the current price of materials, maybe that can wait a little longer.
- Do not park on the grass signs – Has anyone noticed the signs and are there any comments regarding the placement? Maybe we will be able to move some to more obvious locations if we get more rain. We will also have to get the areas marked for utilities.
- Keystone Common Property – I think Ground Effects has completed the clearing of the weeds growing on common property between 1008 and 1010 Keystone but I have not received a bill.
- Bayberry brush site – Still waiting for this project to begin but the area is doing pretty well considering the few hard rains we have had lately.
- Sign at the brush pile is faded and back in the woods. The CPC suggest we purchase another one stating only what is allowed on site.
- Speed Limit signs –The City of Clemson has placed the speed limit signs that the POA has purchased. The Board wanted 2 more signs and they will be ordered as soon as we get a price.
- Maintenance contract for 2023 needs to be discussed since we may add additional areas of common property. Also, do we need to put it out for bid this year?
- This information was added to the Communicator for September. Should it be included every other month as a reminder and for new homeowners?
Only CARC and Property Owners Self-generated yard trimmings are allowed in the brush pile at the end of Bayberry. If we continue to put in unacceptable items for the City to pick up, we may go the way of recycles and they will no longer pick up for us.
 - *Acceptable items:*
 - *Tree limbs under 8" in diameter and 6' in length*
 - *shrub trimmings*
 - *brush*
 - *leaves*
 - *grass clippings*
 - *NOTHING ELSE!*
- If you see children in Woodland Walk with their parents, ask them to please explain to the children that the cables on the bridge will not hold their weight. Also ask the parents to mention this to neighbors in Camelot and get the word out. We

have repaired the cables several times and last week they were ripped completely out. If we have to get someone else to repair them, the bridge will have to be closed until we have them repaired. Children will be children; we need to educate them.

- August expenses: this will be updated as soon as I get the master budget. I don't think we've spent any funds other than the monthly maintenance contract.

Remaining budget June 2022 –	\$5107.25
July expenses	\$1051.17
Remaining funds in 2022	\$4056.08
• Speed limit signs	\$ 588.17
Shown on July 2022 budget report	\$3467.91

Social

Diana Manly

The September First Friday was hosted by Mary Brown and John Gardner. 34 people attended the get together and many enjoyed the s'mores provided by John. The October First Friday will be hosted by Margaret Layne, Mimi Bopp and Jean Kuhn.

Cable TV

Eldon Blust

Nothing new to report

Rental

Sandy Yates

No report was received; assumed no change

Report from CARC Board Meeting

Denny Walling

Denny reported on speed signs and 55+; nothing out of meeting materially affected CDPOA

Old Business

- 1) Status of "55+" Project. President's comments on Covenant and Bylaw feedback from attorney Ann Sullivan and announcement of meeting with Sullivan on the afternoon of September 6th (Walling, McAlister & Snider). Questions to ask the lawyer:
 - a. Can CDPOA enforce 55+ requirements?
 - b. Can rental property in the community be limited by number or percentage?
 - c. All board members should read lawyers comments; Denny, Karen, Anne will meet with lawyer this afternoon.
- 2) Status of the 2 additional speed limit signs that have been ordered: Waiting for cost from city. The current Common Property Committee budget is low on money; additional funds could come from contingency funds Board authorized Common Properties Committee to proceed with the signs when a cost is received from the city. Signs will go on Downs Blvd. outbound

- 3) Discussion regarding Board Member Nominating Committee for 2023.
Nominating chair has received a possible list of candidates. Will also send out an informational email asking anyone who is interested in running to contact Wendy Longo.

New Business

Eunice Rowell has resigned from the board because of her husband's health. Virginia Baird has agreed to take minutes at remaining meetings in 2022. Board approved her appointment as secretary. Anne Snider will continue to send out agendas, minutes, and emails.

A Special Meeting has been called for September 21, 2022, at 1:00 pm in the Jackson Room to discuss the recommended Restrictive Covenants and Bylaws changes to facilitate designation as a 55+ Retirement Community. Board members and committee chairs are asked to attend.

Meeting adjourned at 11:40 a.m.

Next scheduled board meeting: October 11, 2022, at 2:00 pm in the Jackson Room opposite the CARC Dining Hall entrance.