

Clemson Downs Property Owners Association  
Minutes of the Annual Meeting  
December 1, 2022

**Report of Quorum**

Proxy committee reported that a quorum is present.

**Call to Order**

President Denny Walling called the meeting to order at 1:05 p.m.

**Members Present**

POA board members in attendance at the meeting, Denny Walling, Karen McAlister, Paul Gable, and Lamar Robinette. Not here were Diana Manly, Eunice Rowell, and Betty Jane Fourspring.

**Approval of Minutes**

Minutes of the 2021 Annual Meeting were approved with changes.

**Treasurer's Report**

Report as presented at the November 3<sup>rd</sup> informational meeting was approved.

**Committee Reports**

**ARC** – Susan Robinette, Chair

As of October 3, 2022, the Committee received and Recommended 41 Applications and presented them to the POA Board for Approval.

The following projects were included in the requests Approved by the POA Board:

Re-Roof.....	3
Install Gutters.....	2
Replace Exterior Doors.....	2
Add/Extend Patio.....	4
Replace Windows.....	2
Add Concrete Sidewalk.....	1
Add Shutters.....	1
Paint Trim.....	8
Replace/Repair Wood Siding.....	3
Stain Sidewalk/Driveway/ Patio.....	2
Add Screened Porch.....	1
Replace Mailbox Post.....	3
Add Vented Fireplace.....	1
Add Skylights.....	1
Add Concrete Walkway.....	1
Repaint/Repair Deck.....	1
Replace Garage Door.....	1
Replace Sunroom.....	1
Add Brick Wall.....	1
Add Propane Tank.....	1
Security Fence around back Patio.....	1

In November, the ARC proposed an addition to ITEM 8 of the Architectural Guidelines (the purpose of which was clarification) to the POA Board. It was approved by the Board and can now be found in the Guidelines on the CDPOA.com website. (FYI: changes/additions to the Guidelines need only POA Board approval and not total POA approval.)

This year, the ARC **Yard of the Month** committee continued to award and honor those residents who take special care to make their yards beautiful during the spring and summer months. Nancy Bennett and her committee members Joyce Bussey, Frankie Meenaghan, and Eunice Rowell spent a good deal of time driving through the community. They have decided to resume the program in the Spring of 2023.

2022 ARC Committee Members: Nancy Bennett, Walt Castro, Ben Crosland, Betty DiTommaso, Eunice Rowell, Susan Robinette, with Paul Gable as our POA Liaison.

**Common Properties Committee** –Virginia Baird, Chair  
Committee members were Karen McAlister, Larry Reamer, Gary Newkirk, Gladys Vaughn, and Chuck Waugaman. Lamar Robinette was the POA Board representative.

Woodland Walk trail – Ruthie Millar from CARC called and offered us a student who needed community service hours for a project. He spread City mulch obtained by Fran Mosley over the areas on the Downs Loop side of the bridge.

Gary Newkirk working with a local BoyScout troop continued adding mulch to the trail. They also made the trail narrower. This requires less mulch and keeps golf carts off the trail. We made a \$200 donation to the Boy Scouts.

In recent winds, a large pine tree broke in half and fell on another very large tree that came down long ago and formed a bridge across the creek in Woodland Walk. The pine tree pushed the large tree further down into the creek and also blocked the flow of water. Ground Effects (our current maintenance contractor, Ryan Smith) cleaned it out to reduce erosion to the bank.

Ground Effects spread the mulch pile located at the end of Bayberry along the trail as well as in the open area to the left of the Brush site paving.

Woodland Walk path and golf carts – It has been reported that a golf cart full of people was again seen again in Woodland walk. The carts are damaging the path and we will be installing 4x4 post in middle of entrances at Downs Loop and Camelot.

Woodland Walk Bridge –Sand bars have formed to erode the land under the Bayberry side of the bridge and Ground Effects added considerable rock under the bridge to alleviate the erosion.

Little Lane triangle – The sprinkler system is older and can no longer handle the City's high pressure. We have recently replaced most of the parts and this year changed the valve.

A load of mulch was added to the triangle in front of the sign.

Bayberry brush site – 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. So we will be adding a larger sign shortly.

Birch cul-de-sac – Ground Effects added mulch at the bench at the end of Birch and Downs Loop and across the street at #1 Birch they have cleaned up the leaves on that stretch of common property that we recently added to our maintenance as the new owner requested.

A maple tree on common property at the end of Birch died and we had it taken down.

Gazebo – Ground Effects Landscaping dug out the rock stream to facilitate the drainage at the Gazebo and added rock as needed.

Gary Newkirk has secured a vendor to handle the Garden House toilet.

Bayberry median –Plants were put out on the median and the Bayberry residents watered them. They took up additional funds from the residents to add bricks at the end where there is a run off problem from Country Walk. The plants are growing nicely.

Do not park on the grass signs – We have had a problem with contractors parking on the City owned medians. The Downs median is a drainage ditch and must be kept open. Deep ruts on the Bayberry median are unsightly. We added “Do not park on the grass signs”.

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 purchase the signs and install them before the end of this year.

Keystone Common Property –Ground Effects cleared 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 was also removed.

Entrance to the Keystone ditch at the intersection of Hickory Way and Downs Loop – We cleared this area of weeds and removed a tree that had fallen into the ditch and yard of 30 Hickory Way.

Speed Limit signs –The CDPOA Board purchased 3 speed limit signs this year and the City installed them. The Board has ordered and purchased 2 more signs and we are waiting for their arrival.

**Welcoming & Communications Committee** – Anne Snider, Chair

Communications Committee Members:

Anne Snider, Chair

Walt Castro

Tom McGuire

Marion Sieffert

Eunice Rowell, POA Board Liaison

*Communicator* Deliverers:

Margaret Layne

Scarlett Thayer

Diana Manly

Kathryn Newkirk

*Welcoming Sub-committee*

Kathy McGee, Chair

Fiona Neill

Dillman Sorrells

Janet Waugaman

*Distributors*

Working with the Social Committee, we established distributors for the telephone directory, the *Communicator*, and breakfast flyers. We also provided flyers for events. The CARC newsletter is distributed via email. Because Saturday breakfasts have been suspended for the time being, we will no longer distribute those flyers.

*The Communicator*

Our neighborhood newsletter is distributed by the first of every month. Each issue includes a summary of board highlights, a letter from the president of the board, a calendar of events, and flyers for events. We encourage all members to check *The Communicator* for important information. All copies of *The Communicator* can also be accessed on our website at [www.cdpoa.com](http://www.cdpoa.com).

*Nextdoor*

Nextdoor Clemson Downs continues to notify residents of important information. We encourage all members to join Nextdoor for immediate and timely information. It is also a great way to get recommendations for contractors and to sell and buy items.

*Informational Emails*

The secretary of the board and the chair of the Communications Committee continue to send emails with important information for CDPOA residents.

*Telephone Directory*

The telephone directory (jointly published with CARC) should go out late in January or early in February. CDPOA members are now in a database that is updated as needed and posted on a password-protected page of the CDPOA website. The database also allows the publication of the directory with fewer errors.

*Emergency Contacts*

All members are encouraged to fill out the telephone directory and the emergency contacts, even if there has been no change from last year. The board secretary maintains a notebook of emergency contacts, and the forms members turned in are also scanned and saved for emergency access in case the secretary cannot be reached.

*Website*

The website ([www.cdpoa.com](http://www.cdpoa.com) or [www.cdpoa.org](http://www.cdpoa.org)) continues to be a source of information for residents or prospective residents. The Bulletin Board, Homes for Sale, Homes for Rent, Board of Directors, and *Communicator* pages are the most frequently visited.

*Welcoming (Report submitted by Kathy McGee)*

**Residents Who Have Moved:**

Della Kline moved to Creekside

Jean Doerr to A-103 apartment

Ellen Ellick/Norma Glodas to daughter's home in Clemson

Barbara Roberts moved to Creekside

**Residents Who Died in 2022:**

Mary Pat Burton

Linda Cocke

Bob Cooksey

Carole Dickerson

Carolyn Fowler

Shirley Ann Lott

Mickey McDowell

Andy O'Day

Wanda Olson

Chet Palmer

Harry Sutton

**New Residents:**

Marsha Ayers, 42 Hickory

Cynthia & Mike Diamore, 405 Bayberry

Candy Gann, 33 Kendra

Alice & David Grant, 503 Downs Loop

Joyce Griffin, 1005 Keystone

Pat Ivester, 39 Hickory

Nancy Palisin, 330 Kendra

Eileen Rizo-Patron, 44 Hickory

BJ & Gary Smart, 1018 Keystone

Michael & Gladys Vaughn, 30 Hickory

Stewart & Brenda Zane, 329 Kendra

Donald & Ruth Heringa, 1 Little Lane

**Purchased Not Yet Moved:**

Judy/Jim Eidson, 38 Hickory

**Social Committee** – Diana Manly, Chair

First Friday get-togethers were very well attended with the following attendance and help:

**January 2022** - 22 people attended, hosted by Jan Gallaher and Diana Manly

**February 2022** - 36 people attended, hosted by Wendy Longo and Sandia Roche

**March 2022** – 30 people attended, hosted by Ann Fuhr and Diana Manly

**April 2022** - 18 people attended, hosted by Nancy Portnow and Jan Gallaher

**May 2022** - 32 people attended, hosted by Ed Hamilton with the help of Diana Manly

**June 2022** - 30 people attended, hosted by Virginia Baird and Karen McAlister

**July 2022** – 41 people attended, hosted by Jim & Sue Reneke

**August 2022** - 24 people attended, hosted by Mimi Bopp and Jean Kuhn

**September 2022** - 34 people attended, hosted by Mary Brown and John Gardner

**October 2022** – 20 people attended, hosted by Margaret Layne, Mimi Bopp and Jean Kuhn

**November 2022** – will be hosted by Susan Robinette and Mary Brown.

**December 2022** -Will be hosted by Bill Watt and Nancy Portnow

The speaker for the February 19<sup>th</sup> Breakfast was the Director of Daily Rest in Seneca. Dillon Sorrells was the speaker at the March breakfast which was attended by 34 residents. It was a very interesting presentation of Dillon's quilting, including models to display her quilted clothing. Holley Ulbrich was the speaker for April and gave a very interesting presentation on the universe. It was decided to discontinue the breakfasts. Although the presentations by Dillon Sorrells and Holley Ulbrich were well attended, the other breakfasts have not been. There have been comments made that the price was too high and it was hard to get up early to attend.

On March 30<sup>th</sup>, we had our annual spring Dinner which was chaired by Fran Mosely, Nancy Portnow, and Scarlet Thayer. We had 78 residents attend and we were entertained by the Clemson Jazz Ensemble. The food was excellent as usual. We will have our Christmas dinner in December.

### **Rental Coordinator – 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.

### **Community Cable TV Coordinator — Eldon Blust**

Several years ago, the Association negotiated a Multiple Dwelling Unit discount with Northland Communications (now Vyve Broadband), the telecommunications company providing cable TV service to a substantial majority of the homes in Clemson Downs at the time. The Community Cable TV Coordinator's objectives are to retain this beneficial relationship with Vyve without increasing the net cost to CDPOA subscribers or placing any financial burden on the Association as a whole. This is accomplished: (1) by making the availability of the service known to new residents in the community so that they have the opportunity to subscribe; and (2) through periodic negotiations with Vyve management.

Entering 2022, there were 84 subscribers to the service. Three new subscribers were added over the course of the year and there are presently 87 subscribers. This represents 63.5% subscription penetration of the 137 improved properties in the community. The Coordinator estimates that 85 subscribers will continue their service in 2023. This is sufficient to maintain the current \$408.00 annual fee for the service.

If an existing subscriber in the Community: (1) has a service issue that has not been resolved with Vyve; or (2) is aware of a new resident coming to the Community, please let the Community Cable TV Coordinator know.

### **Old Business**

None

### **New Business**

2023 Budget

- Copy of proposed budget for 2023 was sent to all homeowners and voted on by proxy. The votes were as follows:  
For – 83, Against – 4, Abstain – 4
- Budget passed.

- Recommended changes to the Bylaws were sent to all homeowners and voted on by proxy. The votes were as follows:  
For – 81, Against – 3, Abstain – 5
- Bylaw changes passed

#### New Board Members Elected for 2023

Vote Count – Top three will serve

- |                    |            |
|--------------------|------------|
| • John Gardner     | Votes – 81 |
| • Karen McAlister  | Votes – 78 |
| • Corrine Grizzard | Votes – 51 |
| • Scarlett Thayer  | Votes – 49 |

**President's Comments** – President Denny Walling thanked the committee chairs and the POA Board members for 2022 for their service to the community.

#### **Adjournment**

Meeting adjourned at 2:42 p.m.

Respectfully Submitted,

Virginia D. Baird