

**Regularly Scheduled Meeting**  
**CDPOA Board of Directors**  
**January 9, 2024 | 2:15 pm – Small Dining Room, CARC**

**Board Members Present:** Virginia Baird, Webb Smathers, Jo Gable, Diana Manly,

**Board Members Absent:** Karen McAlister, Jerdone Davis, Nancy Palisin

**Chair Members Present:** Anne Snider (Communications and Welcoming); Eldon Blust (Cable TV), Cindy Horton (Rental)

**POA Members Present:** None

**Call To Order – Chairman Baird:** The meeting was called to order at 2:15 pm. A quorum was declared based on the number of Board members present.

**Approval of Minutes – Chairman Baird:** The Chair noted that minutes of the Annual POA Meeting on December 7, 2023 and the minutes of the Board meeting on December 12, 2023 had been approved by the Board electronically.

**Treasurer Report – Chairman Baird:** In the absence of Jerdone Davis, Chairman Baird reported that the Pettigrew CPA firm was finishing up with year-end accounting.

**President Report – Chairman Baird:** Chairman Baird announced the newly elected POA Board for 2024 and its elected officers, as follows:

Virginia Baird, President  
Webb Smathers, Vice President  
Jo Gable, Secretary  
Jerdone Davis, Treasurer  
Diana Manly  
Karen McAlister  
Nancy Palisin

Chairman Baird further announced the 2024 Board Committees as follows:

*Architectural Review Committee:* Karen McAlister (Chair), Walt Castro, Ben Crosland, Betty DiTommaso, Ann Fuhr, Garland Gravely, Wendy Longo, and Gladys Vaughan.

*Common Properties Committee:* Nancy Palisin (Chair), Virginia Baird, Jane Hamilton, Gary Newkirk, Larry Reamer, Gladys Vaughan, and Chuck Waugaman.

*Communications and Welcoming Committee:* Anne Snider (Chair), Walt Castro, and Kathy McGee (Welcoming).

*Social Committee:* Diana Manly

*Community Cable TV Committee:* Eldon Blust

*Rental Committee:* Cindy Horton

### **Committee Reports**

**ARC Committee Report:** On behalf of Karen McAlister, Chairman Baird reported that two homeowner applications were received and recommended to the Board for approval, as follows:

*Bill McGraw – 7 Birch Place:* Replace roof

*Wendy Longo - 339 Summerwalk:* Add shutters on outside in approved color

By motion made and duly seconded, the Board accepted the recommendation of the ARC Committee and approved the above applications.

**Common Properties Committee Report:** On behalf of Nancy Palisin, Chairman Baird submitted the following report:

*Mowing contract:* The 2024 mowing contract with Ryan Smith has been approved and signed.

*Overhanging Limbs:* The Committee will continue discussing guidelines for when we step in or when we give the homeowner permission to have the trees trimmed, and has asked the Board to get an opinion from our lawyer and insurance company as to POA responsibility.

*Gazebo:* No update yet on the dead pine trees located near the property lines behind 17 and 19 Downs Loop adjacent to the gazebo property.

*Woodland Walk:* The stormwater coming off Earle Anderson Park into the Woodland Walk is much better. No additional work is needed currently.

To keep the bridge in good condition we need to remove any mildew that has accumulated and re-stain the boards and sand and repaint the railing. An estimate of \$1,328 has been submitted.

**Communications Committee Report – Anne Snider, Chair:** Anne presented the following report to the Board:

*Communicator:* Deadlines for the February issue are January 26 for submission of items to be included and January 29 for submission to CARC for copying.

*Directory:* The 2024 edition is in progress and volunteers are calling those who have not updated their information in the directory or the emergency contacts to make sure we have the most current information. The directory copy should be submitted to CARC no later than the end of January.

*Invoices:* Invoices for 2024 POA dues and Vyve subscriptions are being mailed in the next few days.

*Website:* If there are forms or website pages that need to be updated, please let the Committee know.

*Newly elected officers and chairs:* Anne will send an email to POA members listing the new officers, committee chairs, members, and board street representatives to members know who to contact. This information will also be on the back of the printed directory.

**Social Committee Report – Diana Manly, Chair:** Diana reported that the hosts and hostesses for 2024 First Friday gatherings have been lined up and that the first First Friday for 2024 was well attended and very successful.

**Cable TV Committee Report – Eldon Blust, Chair:** Eldon reported to the Board that negotiations continue with Vyve to stabilize the Association’s cost of providing Community Cable TV (“CCTV”) service. The 2024 CCTV Fee paid by subscribers will remain at \$480.00 per year.

**Rental Committee Report – Cindy Horton:** No new issues to report.

**Report from the CARC Board Meeting – Anne Snider.** Anne reported there were no significant actions from the CARC Board Meeting that affected the CDPOA.

**Old Business:**

*Cincinnati Insurance:* Discussions continued concerning quotes for replacement insurance coverage for the Woodland Walk bridge and gazebo.

**New Business:** See President’s Report.

Respectfully submitted,

Marion P. Sieffert  
Assistant Secretary