

Agenda
CDPOA Board Meeting
February 13, 2024
2 pm Jackson Room

Call to Order

Virginia Baird

Special Presentation from Clemson FD

Risk Reduction Specialist for Clemson/CU FD, Kurt Kruysman, introduced Community Connect, an online system to allow the homeowner to store information about their home that will feed to the fire department in case of a 911 fire call. He shared a flyer and will plan to come and speak to the neighborhood. He also mentioned the fire department's Smoke Alarm Blitz. Someone from the fire department can come to each home; if interconnected alarms are purchased, FD can replace old alarms with purchased ones. They can also assess trip hazards, etc. in a home visit. Alarms are about \$30 each. Fire department can do first aid, CPR, AED training classes.

Roll Call

Present: Virginia Baird, Karen McAlister, Webb Smathers, Jerdone Davis, Nancy Palisin, Jo Gable, Eldon Blust, Cindy Horton, and Anne Snider.

Minutes from January 2024

Approved electronically with no changes.

Treasurer's Report

Report is attached to these minutes. No outstanding areas.

Committee & Coordinator Reports

ARC

Karen McAlister reported:

- Mel's property has been cleared and is sold. New owners expect to start construction in March.
- Marsha Ayers needs repairs based on fire next door; recommended by ARC and approved by board
- Mary Cureton, 10 Birch Place plans a new roof and exterior painting; recommended by ARC and approved by board
- Tony & LaVera Cieslak; repair or replace gutters same color; recommended by ARC and approved by board
- Denny & Carol Walling; replace front walkway and patio and fix erosion problem in corner where house face & garage meet as well as fix height of front porch step; recommended by ARC and approved by board
- Jerdone Davis moved to approve all; Jo Gable seconded. All applications approved.

Common Properties

Nancy Palisin reported:

Overhanging Limb Removal

CPC needs the 2024 Board to consult our attorney and insurance company regarding POA responsibility to set guidelines or give permission for trimming limbs from common property trees that hang over residential property. This may also involve setting guidelines for a resident to trim or remove overhanging trim limbs from a neighbor's tree.

Gazebo

CPC is continuing its effort to find the remaining 2 pins located near the property lines behind 17 and 19 Downs Loop adjacent to the gazebo property. Larry Reamer has secured a bid from surveyor Todd Beam of Six Mile of not more than \$650. Should we not be able to find a surveyor for the CPC approvable limit of \$500.00, we need approval from the 2024 Board for the cost of \$650. Board voted to approve \$650 for survey if \$500 estimate cannot be completed. Webb Smathers issued the motion; Jerdone Davis seconded.

Gary Newkirk checked the garden house after the last heavy rain and found no obvious rain damage. Gary is also willing to be the person to call for anyone wanting to reserve the gazebo. CPC will put an announcement in the *Communicator* to this effect.

Woodland Walk

The 4-6" of rain we encountered recently drained successfully without a lot of mulch disturbance; however, it severely increased erosion at the whirlpool area and where the pipe comes under the descending trail draining from Bayberry. Webb Smathers has put much effort into contacting the city, county and DNR officials only to determine that a landscaper is our best and probably only bet to help us with this situation. Webb will be meeting with a landscaper on site to get his assessment and recommendation. These areas of erosion need to be addressed before any bridge maintenance can proceed.

Fran Mosley contacted the city to obtain mulch for the Woodland Walk. The city is way behind in mulch distribution. Fran will let us know when the mulch is being delivered. We will need volunteers to help spread this mulch. Nancy Palisin will check with scout master Reno Wilson.

"Slow Down in the Downs" signs

Chuck Waugaman secured 2 additional signs in green and white. We placed one in the area across from the apartments and Corley Center driveway in hopes that staff and apartment residents will notice it as they re-enter Downs Blvd. The second sign is being kept in reserve for now.

Communications & Welcoming

Anne Snider reported:

- Deadlines for the March Communicator are February 23 for submission of items to be included and February 27 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. These directories were updated last week.
- Our information has been turned in to the CARC receptionist (Shelia). She will let me have one last look before it is printed. At this time we don't know a print date. If you know of any changes or updates, please let me know asap. We will still be able to make changes until the final proof.

Social

Diana Manly reported:

- Twenty-eight people attended the First Friday get together which was hosted by Anne & Eric Snider. The snacks were delicious and there was a nice variety. The March 1st First Friday will be hosted by Denny & Carol Walling.
- Nancy Portnow will be heading the team of Nancy, Fran Moseley & Scarlet Thayer for the spring dinner. The date has been set for Tuesday, April 9th not the 18th.

Community Cable TV

Eldon Blust reported:

Negotiations continue with Vyve to stabilize the Association's cost of providing Community Cable TV ("CCTV") service.

Vyve continued overbilling the Association in 2024. The Vyve statement for February 2024 indicated the cost of service in January to be \$2,833.29 compared to \$2,650.39/month as agreed with Vyve in 2023. Additionally, Vyve has not issued the \$495.60 credit promised as compensation for 2023 overbillings. Discussions continue with Vyve on these issues.

CCTV subscriptions continue to be renewed for 2024 as owners and residents make payments in response to their respective 2024 Fee Schedules distributed in January. Of the 77 subscribers receiving CCTV service at the end of December 2023, 64 are expected to renew their subscription for 2024 ("Continuing"). An additional 5 owners or residents have asked to be connected to CCTV effective from January 1, 2024 ("New"). This will bring the total of expected Continuing and New subscribers to 69. 2024 CCTV Fee payments have been received from 46 2024 subscribers. Of the 23 that have not paid as yet, none have paid their 2024 Association Fees either, although they have until March 1, 2024, to do so. It is anticipated that an additional 3 subscribers will be added to commence service later in 2024. Therefore, the likely net loss from 2023's 77 subscribers will be about 5. It is recommended that CDPOA send a "reminder to pay to avoid the 5% penalty" email to the community.

This committee is comprised of one member chaired by Eldon Blust.

Rental

Cindy Horton reported that she received new lease from Russ Yates; she needs lease and city license from Malinda Bates and has contacted her. The Patsy & John Nutt house (a former renter) is expected to be sold.

Report from CARC Board Meeting

Anne Snider reported that there is nothing to report from the CARC Board meeting that would affect the POA.

Old Business

Insurance value for Woodland Walk bridge—still seeking value of the bridge.

Additional lights for Kendra—the city of Clemson designated two locations for lights, but those affected said they did not want the lights. There is no way to shield the light from the streetlights or point it more directly down toward the street, so that issue is now closed.

New Business

Erosion problems in Woodland Walk and the culvert at Downs Loop—CPC is exploring ways (and costs) to shore to the banks.

Equipment for demolition of Hickory Way; a heavy truck went onto Little Lane. President Baird suggested we need sign barring heavy trucks; Webb Smathers will research language to use.

Adjournment

Adjourned at 3:38 pm

Next meeting: March 12, 2024, 2:00 pm, Jackson Room outside the CARC dining hall