

**Regularly Scheduled Meeting
CDPOA Board of Directors
April 9, 2024 | 2:00 pm – Small Dining Room, CARC**

Board Members Present: Virginia Baird, Webb Smathers, Diana Manly, Karen McAlister, Jerdone Davis and Nancy Palisin

Board Members Absent: Jo Gable

Chair Members Present: Eldon Blust (Cable TV)

POA Members Present: None

Call To Order – Chairman Baird: The meeting was called to order at 2:05 pm. A quorum was declared based on the number of Board members present.

Approval of Minutes – Chairman Baird: Upon motion duly made and seconded, the Board approved the minutes of the Board meeting on March 12, 2024.

Treasurer Report – Jerdone Davis: The Treasurer Report is attached hereto as Exhibit A and incorporated herein by reference.

Committee Reports

ARC Committee Report – Karen McAlister, Chair: Karen reported that four homeowner applications were received and recommended to the Board for approval, as follows:

Agnes Launer – 1 Birch Lane: Replace garage door in same type and color

Candice Gann – 333 Kendra Place: Repair deck and refresh rock hardscape

William Watt – 5 Little Lane: Repair windows in sunroom and walls under windows in same color

Wendy Longo – 339 Summer Walk: Replace garage door in same 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 – Nancy Palisin, Chair: Nancy submitted to the Board the Committee Report, a copy of which is attached hereto as Exhibit B and incorporated herein by reference. In addition to discussing the options submitted by Ryan Smith for Woodland Walk, the Board discussed a fourth option of cleaning out the debris

and stump from the creek and allow the water to take its natural course. The Committee is going to talk with Ryan Smith again and report back to the Board.

Communications Committee Report – Anne Snider, Chair: No report.

Social Committee Report – Diana Manly, Chair: Diana reported that twenty-nine people attended the April First Friday gathering hosted by Ann Gilreath and Diana Manly. The May gathering will be hosted by Virginia Baird and Karen McAlister. There are seventy (70) reservations for the POA Spring Dinner.

Cable TV Committee Report – Eldon Blust, Chair: Eldon submitted to the Board his Community Cable TV report, a copy of which is attached hereto as Exhibit C and incorporated herein by reference. All POA members are encouraged to read the attached report to the Board. Eldon has graciously offered to assist individual homeowners with questions, and the Board will continue to monitor and report on this matter.

Respectfully submitted,

Marion Sieffert
Asst. Secretary

CDPOA Board 2024 Expense Budget						
	2024 Budget	January 2024 Expenses	February 2024 Expenses	March 2024 Expenses	Total 2024 Expenses	Remaining Budget
EXPENSES						
Administrative:						
Insurance	\$3,165.00	\$0.00			\$0.00	\$3,165.00
Attorney	\$2,000.00	\$0.00			\$0.00	\$2,000.00
Tax prep	\$500.00	\$0.00			\$0.00	\$500.00
Accounting Fee	\$1,200.00	\$0.00	\$200.00	\$100.00	\$300.00	\$900.00
Copies/Stamps/Envelopes	\$2,000.00	\$69.26	\$152.90	\$34.70	\$256.86	\$1,743.14
Website	\$1,600.00	\$0.00			\$0.00	\$1,600.00
Social	\$1,166.00	\$0.00			\$0.00	\$1,166.00
Other Projects	\$544.00	\$0.00			\$0.00	\$544.00
Total Operating Expense: Administrative	\$12,175.00	\$69.26	\$352.90	\$134.70	\$556.86	\$11,618.14
Property:						
Irrigation Water	\$450.00	\$57.85		\$23.09	\$80.94	\$369.06
Mowing Contract	\$18,000.00	\$1,500.00	\$1,500.00	\$1,500.00	\$4,500.00	\$13,500.00
General Property Maintenance	\$11,000.00	\$0.00			\$0.00	\$11,000.00
Total Operating Expense: Property	\$29,450.00	\$1,557.85	\$1,500.00	\$1,523.09	\$4,580.94	\$24,869.06
TOTAL OPERATING EXPENSE (TOE)	\$41,625.00	\$1,627.11	\$1,852.90	\$1,657.79	\$5,137.80	\$36,487.20

EXH

A

Clemson Downs POA
Common Properties Committee Report
April 9, 2024

Overhanging Limb Removal —

No response yet from Atty Ann Sullivan (Newton Law Firm) regarding "Tree Cutting Protocol".

Pin Surveying —

Rest of the iron pins at rear corners of 17, 19 and 21 Downs Loop were located and flagged by surveyor Kurt Romkey of Due East Land Surveyors on Friday, March 29, 2024. A check for \$500 has been sent. Nancy Palisin inserted permanent orange tent stakes next to each of the surveyor stakes, took pictures and created a graph of the tree locations along the surveyed line. (Attached)

Gazebo —

Gary Newkirk reported that the shed and gazebo were cleaned and ready for Easter usage. The 4/1/24 Communicator announced the gazebo opening with instructions to contact Gary Newkirk to reserve the gazebo or Ann Fuhr if Gary is unavailable.

Woodland Walk —

Ryan Smith reworked the rock drainage basin and turquoise pipe under the descending path to the Woodland Walk. Drainage was observed during the last big rain on Tuesday evening 3/26/24, and the basin and pipe worked well.

Ryan's suggestions for easing the erosion problems in the "whirlpool" area of the Walk were received and reviewed by the CPC Committee on Friday April 5, 2024. He gave us 3 options:

1. Shifting the actual trail and fence farther away from the creek; (\$2,832.18);
 2. Installation of rip rap rock to support the impact wall of the whirlpool area and opening as much area in the creek as possible to allow better flow of water out of the whirlpool area (\$9,611.00);
 3. Diverting the water with a dam of rock out in front of the whirlpool area (\$3,897.00)
- (The specifics steps of each recommendation are attached.)

The quorum of committee members present discussed the options and were leaning toward option 2 and partial option 1, moving the trail and fence in the area that would need to be removed for access to work on the whirlpool area.

Because substantial cost is involved, the committee also felt it was important to inform the membership of any proposed action and cost. Although the Woodland Walk is a valued part of the community to many, others have expressed disinterest in sinking membership funds into erosion projects to a natural area that should be left untouched.

A sign stating in the whirlpool area "WARNING - CREEK EROSION - STAY ON THE PATH" should be considered. Chuck Waugaman will be in charge of securing the sign if approved.

The mulch delivered by the City of Clemson was spread at both ends of the Woodland Walk on Friday 4/5/24 with help from Hank Uzzell's CRU (Campus Crusade for Christ) students. We had 5 volunteers, including Hank. Thank you to Gary Newkirk and Fran Moseley for helping Nancy coordinate the volunteer work as well as helping to spread mulch.

EXH - B

23

MAPLE

PIN FOUND
AT REAR CORNER
BETWEEN # 21 & 23
ON TOP OF BERM

JUST A
SURVEYOR STAKE

21

PINE

MAPLE

PINE

PINE

IRON PIN

PINE

19

STAKE
IN
MIDDLE
OF BACK
YARD

IRON PIN

NOT
PINES

IVY

NOT
PINES

IVY

? DEAD

PINE W/ IVY

17

PINE
IVY

PINE W/ IVY

3 PINES

3
PINES

PINE
IVY

PINE

PINE W/ IVY

PIN

SIDE WALK

DOWN S LOOP

ESTIMATE

Sign and Approve

 Print

 Download

Prepared for
Bear Downs HOA
600 Days Carolina 29630
Elmore, SC 29630 (tel: (864) 314-9449)
Email: ryans7738@hotmail.com (mailto:ryans7738@hotmail.com)

Estimate # 222
Date 04/05/2024

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Description	Total
Option 1- Shifting the actual trail itself	\$2,832.18
After much deliberation and consideration, the most cost effective option would be to shift the actual woodland walk trail. A new path could be cut into the woodland walk that directed the trail away from the creek rather than running right along the eroding creek bank. We could utilize the open area in the middle of the woodland walk to cut a new trail through then utilize split rail fencing to specifically mark and make sure the trail is used properly.	
Option 2- Installation of rock in whirlpool	\$9,611.00
Estimated 14-18 yards of rip rap to be placed on "Impact wall" of the whirlpool in order to prevent anymore erosion of the bank. Utilize rock to push and divert water to an opening for the water to leave the whirlpool We plan to go into the creek and open as much space as possible for water to egress out of the whirlpool as it comes in	
Option 3- Diversion of water	\$3,897.00
Utilize 5 yards of rip rap to create a dam out in front of the whirlpool using the dam to direct the water down the creek rather than letting it get inside the whirlpool. I don't foresee this being a long term fix as much as i see it being a simple bandaid at the moment. I do think that eventually water will work its way around the dam because the soil around it would be so brittle.	
Subtotal	\$16,340.18
Total	\$16,340.18

By signing this document, the customer agrees to the services and conditions outlined in this document.

CLEMSON DOWNS PROPERTY OWNERS ASSOCIATION

COMMUNITY CABLE TV COORDINATOR
Eldon Blust

REPORT TO BOARD MEETING FOR APRIL 9, 2024

Executive Summary

- Community Cable TV ("CCTV") service is going to become significantly more expensive for the community to provide going forward.
- Internet streaming services may become an effective alternative to CCTV.

Report

As of April 1, 2024, there were a total of 73 paid CCTV subscribers. Two of these subscribers were refunded overpayments of their 2024 CCTV Fee. Additionally, there is one new subscriber set to be connected effective May 1, 2024. Roughly 54% of the residences in Clemson Downs subscribe to CCTV, with each residence having an average of two TVs connected. Furthermore, 95% of these CCTV subscribers also maintain a separate subscription to Internet service directly with Vyve Broadband ("Vyve").

In 2024, CCTV has two cost components:

- The cost for "content/programming" is collected by Clemson Downs Property Owners Association ("CDPOA") as a single payment of a \$480.00 Annual CCTV Fee covering the entire year, equivalent to \$40 per month.
- There are additional charges billed directly by Vyve for equipment ("set-top box" @ \$5.00 /month or Digital Video Recorder "DVR" @ \$17.41/month) for each TV connected.

Therefore, the total cost for the average residence to enjoy CCTV with two TVs connected using "set top boxes" amounts to \$50 per month.

A typical residential subscriber with the same "content/programming" cable TV package provided directly by Vyve to communities outside of Clemson Downs would cost about \$202.00 per month. Clemson Downs currently benefits from approximately a 75% discount.

However, Vyve has informed CDPOA that, going forward, it will no longer support the discounted "content/programming" arrangements the community has enjoyed for the past nine years. Instead, Vyve will now adjust its charges to CDPOA from time-to-time and in amounts of its own choosing, much as it does with all its other residential subscribers in other communities. Consequently, the cost that CDPOA

will see and which it will need to pass along to CCTV subscribers is likely to steeply increase.

While Vyve's action takes effect immediately, it is not anticipated that there will be an adjustment necessary to the 2024 CCTV Fee (\$480.00) already collected. However, the Annual CCTV Fee for 2025 will likely be significantly greater than \$480.00. Perhaps \$600.00. Even at that level, the community would still enjoy a roughly 70% discount from Vyve's cable TV package rates in adjoining communities.

The question arises, however, "Are there alternatives to cable TV?"

Internet streaming services present a potential alternative to CCTV. *YouTube TV* is one such service that closely mirrors the "content/programming" offered by CCTV. For the average CCTV subscriber (with appropriately modern TVs), *YouTube TV* could be added at a cost of about \$70.00 per month to an existing Internet connection. As noted earlier, nearly 95% of CCTV subscribers also subscribe to Vyve Internet.

Discontinuing CCTV next year and adopting *YouTube TV* would still be an estimated \$10.00 per month more expensive than what the average CCTV subscriber is estimated to pay in 2025. However, there will probably be a time when such a move would become attractive.

Each of the community's current CCTV subscribers is in a little different situation due to their specific circumstances (programming preferences, communications capability, TV equipment, etc.) The Community Cable TV Coordinator is available to help all residents in Clemson Downs sort through their options.