

**Regularly Scheduled Meeting**  
**CDPOA Board of Directors**  
**March 12, 2024 | 2:00 pm – Small Dining Room, CARC**

**Board Members Present:** Virginia Baird, Webb Smathers, Jo Gable, Diana Manly, Karen McAlister and Nancy Palisin

**Board Members Absent:** Jerdone Davis (attended by telephone)

**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 2:05 pm. A quorum was declared based on the number of Board members present.

**Approval of Minutes – Chairman Baird:** The Chair noted that the minutes of the Board meeting on February 13, 2024 had been approved by the Board electronically.

**Treasurer Report – Jerdone Davis:** Via telephone, Jerdone Davis reported the following collections from February and March to date, 2024:

CDPOA Fees: \$19,590.00 (two outstanding homeowners)  
VYE Fees: \$16,160.00

**Committee Reports**

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

*Don and Diana Manly – 1008 Keystone Lane:* Replace roof and gutters in existing colors

*Elaine Rogers – 11 Birch Lane:* Completion of window replacement in sunroom

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 the following report:

*Tree Cutting:* Palmetto Insurance Company emphasized that the POA should use only professional tree cutting and removal companies that are fully insured.

*Woodland Walk:* Several Board members have met with Ryan Smith (POA Maintenance Contractor) and other companies to obtain estimates to rectify the current areas of severe erosion along Woodland Walk creek. After much maintenance work in this area over many many years, the Board feels very strongly that its strategy should focus on maintaining the natural course of the creek, not fighting it. Otherwise, this could be an expensive, never-ending battle.

Fran Moseley has not yet been contacted by the City regarding a date for delivery of the mulch to be spread. Volunteers will be needed to help spread the mulch. Nancy will contact Reno Wilson (local Scout Master), Hank Uzzell (CRU Helpers) and Ruthie Miller (CARC Director of Community Outreach) for possible volunteers.

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

*Communicator:* Deadlines for submission of items to be included in the April issue is March 25 so that it can be submitted to CARC for copying by March 28.

*Directory:* The 2024 edition has been delivered. If anyone did not receive a copy, contact Anne Snider.

*Website:* The Website continues to be managed by Clemson Web Design. They are doing an excellent job. Their yearly service fee of \$1,140 will be due in late July.

**Social Committee Report – Diana Manly, Chair:** Diana reported that twenty-seven people attended the March First Friday gathering hosted by Denny and Carol Walling. The April 5<sup>th</sup> gathering will be hosted by Ann Gilreath and Diana Manly. The plans for the spring POA dinner on April 9 are on schedule.

**Cable TV Committee Report – Eldon Blust, Chair:** Eldon reported that as of March 8, 2024, a total of seventy-one (71) residences in the community paid for 2024 subscriptions to Community Cable TV (“CCTV”) service.

Respectfully submitted,

Marion Sieffert  
Assistant Secretary