

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

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

Board Members Absent: None

Chair Members Present: Eldon Blust (Cable TV); Cindy Horton (Rental)

POA Members Present: None

Call To Order – Chairman Baird: The meeting was called to order at 2:00 pm. A quorum was declared as all Board members were present.

Approval of Minutes – Chairman Baird: The Chair noted that the minutes of the Board meeting on June 12, 2024 had been approved electronically by a majority of the Board members.

Treasurer Report – Jerdone Davis: The Treasurer reported that as of June 30, 2024, the balance in the CDPOA account was \$62,300.80; and the balance in the Vyve account was \$27,908.46. A copy of the expense report for June 2024 is attached hereto as Exhibit A and incorporated herein by reference.

Committee Reports

ARC Committee Report – Karen McAlister, Chair: Karen reported that the ARC Committee did not hold a monthly meeting but two homeowner applications were received and recommended by the Committee (via electronic approval) to the Board for approval, as follows:

Marion Sieffert and Tom McGuire – 31 Hickory Way: Repair concrete patio in backyard with brick pavers in color similar to existing exterior brick.

Don and Diana Manly –1008 Keystone Lane: Repaint shutters in color similar to existing shutters.

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

Common Properties Committee Report – Nancy Palisin, Chair: Nancy submitted the following Committee Report to the Board:

Overhanging Limb and Tree Removal: The Committee received an email letter from the POA attorney, Ann Sullivan, finalizing her research regarding protocol for overhanging limb and tree removal. Her written recommendation, a copy of which is attached hereto as Exhibit B and incorporated herein by reference, will be kept in a new "Tree File" in the POA filing cabinet in the CARC file room.

The Committee also reported that it has spent several months looking into a specific situation concerning trees on common property, following the Board's receipt of a written notice from a POA member expressing concern about two (2) semi-joined sweetgum trees on common property next to 600 Downs Loop. The resident's concern was that these trees with exposed roots along the creek pose a hazard to the resident's property across the creek, should these trees fall. The Committee's actions to date include consulting with the POA attorney; consulting with the POA's resident tree experts; and consulting with several certified arborists on the possible hazard of these trees. The Committee Chair met with Karl Pokorny, a certified arborist with TreeSouth, LLC. Once the Committee receives the final written evaluation form from Mr. Pokorny, the Committee will present a final detailed report to the POA Board at the August 13, 2024 meeting.

Woodland Walk Erosion: Ryan Smith's crew spent an entire day in June working from the whirlpool area down to the bridge, clearing two (2) trailers full of debris as well as significantly removing much of the large stump by the whirlpool area. They still have work to do, but the water flow is much improved.

Benches: The Committee has started cleaning the benches on common property, as much as the weather will allow.

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

Social Committee Report – Diana Manly, Chair: Diana reported that the July First Friday gathering hosted by Sandia Rosche and Wendy Longo was a real success with thirty-two (32) people in attendance. The August gathering will be hosted by Diana and Webb Smathers.

Community Cable TV Coordinator Report – Eldon Blust, Coordinator: Nothing new to report.

Rental Committee Report – Cindy Horton: Cindy reported there were only three (3) active rentals at this time. She is still working on communications with Malinda Bates, the owner of 7 Little Lane, regarding outstanding issues on that property.

Report from CARC Board Meeting – Anne Snider: No report.

Old Business– Chairman Baird: The Board discussed the following issues:

Attorney Retainer: The Board intends to recommend to the POA membership that the ByLaws be revised to delete the requirement that the Board maintain an attorney on retainer. The specifics will be voted on at the Board's August meeting. The POA membership will vote on the Board's recommendation at the Annual Meeting.

Rental policy: No discussion at this time.

Lawn Care policy: The Board thanked Anne Snider for preparing a letter to CDPOA members containing information from Section 12 of the Restrictive Covenants regarding upkeep of both homes and yards and including this reminder in the June Communicator.

New Business– Chairman Baird: The Board briefly discussed the agenda and distribution of information for the upcoming Informational Town Hall Meeting and the Annual Meeting of the POA membership. The Board will finalize the details at the August Board meeting.

The meeting was adjourned at 3:00 pm.

Respectfully submitted,

Marion Sieffert
Asst. Secretary

CDPOA BOARD 2024 BUDGET -- EXPENSES

	2024 Budget	January 2024 Expenses	February 2024	March 2024 Expenses	April 2024 Expenses	May 2024 Expenses	June 2024 Expenses	Total 2024 Expenses	Remaining Budget
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	-\$100.00
Accounting Fee	\$1,200.00	\$0.00	\$200.00	\$100.00	\$100.00	\$100.00	\$600.00	\$600.00	\$600.00
Copies/Stamps/Envelop	\$2,000.00	\$69.26	\$152.90	\$34.70	\$269.50	\$7.00	\$340.00	\$873.36	\$1,126.64
Website	\$1,600.00	\$0.00				\$46.34	\$1,420.00	\$1,466.34	\$133.66
Social	\$1,166.00	\$0.00			\$180.00		\$65.55	\$245.55	\$920.45
Other Projects	\$544.00	\$0.00						\$245.55	\$544.00
Total Operating Expense:	\$12,175.00	\$69.26	\$352.90	\$134.70	\$549.50	\$153.34	\$2525.55	\$3,785.25	\$8,389.75
Administrative									
Property:									
Irrigation Water	\$450.00	\$57.85		\$23.09	\$42.97	\$0.00	\$42.39	\$166.30	\$283.70
Mowing Contract	\$18,000.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$9,000.00	\$9,000.00
General Property	\$11,000.00	\$0.00			\$500.00	\$470.00	\$36.63	\$1,006.63	\$9,993.37
Total Operating	\$29,450.00	\$1,557.85	\$1,500.00	\$1,523.09	\$2,042.97	\$1,970.00	\$1,579.02	\$10,172.93	\$19,277.07
TOTAL OPERATING EXPENSE (TOE)	\$44,625.00	\$1,627.11	\$1,852.90	\$1,657.79	\$2,592.47	\$2,123.34	\$4,104.57	\$13,958.18	\$27,666.82

(EX. A)

