

Regularly Scheduled Meeting
CDPOA Board of Directors
December 10, 2024 | 2:00 pm – Small Dining Room, CARC

Board Members Present: Webb Smathers, Karen McAlister, Jerdone Davis, Jo Gable, Nancy Palisin and Marion Sieffert

Board Members Absent: Diana Manly

Chair Members Present: Anne Snider (Communications and Welcoming); Eldon Blust (Community Cable TV)

POA Members Present: Lois Torlina (new Board Member starting 2025)

Call To Order: Chairman Smathers called the meeting to order at 2:00 pm. A quorum was declared based on a majority of Board members being present.

Approval of Minutes: By motion made and duly seconded, the Board members present unanimously approved the minutes of the Board meeting from November 12, 2024, and the minutes of the Annual Meeting on December 3, 2024.

Treasurer Report – Jerdone Davis: Jerdone submitted a written Treasurer Report for December 2024, a copy of which is attached hereto as Exhibit A and incorporated herein by reference. By motion made and duly seconded, the Board unanimously approved a 10% Contingency Fund. In conjunction with the Treasurer Report, the Board also discussed these related issues:

Corporate Transparency Act (CTA): This new law requires many entities, including corporations, trusts, etc to file their beneficial owner information before January 2, 2025. This new law has caught many if not most entities by surprise. The information will have to be filed with the Financial Crimes Enforcement Network, a bureau of the US Department of Treasury. However, a federal court in Texas has issued an injunction to the effect that any entity that has not filed, is not required to meet the January 1, 2025 deadline. The Board will monitor further action on this issue and be ready to file the necessary information if required. As part of this discussion, the point was raised as to whether the CDPOA was ever granted 501©(3) status by the IRS, which might provide an exemption to this new law. The Board will confirm that issue before the January meeting.

Accounting Firm: The accounting firm presently used by the CDPOA has presented an engagement letter for its services in 2025. As part of its due diligence, the Board will make other inquiries to other accounting firms.

Chairman's Report – Webb Smathers: No new information presented.

Committee and Coordinator Reports

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

38 Hickory Way: Replace roof and paint trim

126 Downs Boulevard: Replace roof and vent pipes

100 Downs Boulevard: Replace roof

By unanimous vote of all present, the Board accepted the recommendation of the ARC Committee and approved all of the above applications.

Common Properties Committee Report – Nancy Palisin, Chair: Nancy submitted a written Committee report, a copy of which is attached hereto as Exhibit B and incorporated herein by reference.

Communications Committee Report – Anne Snider, Chair: Anne submitted the Committee Report to the Board, as follows:

Deadlines for the January Communicator are December 28 for submission of items and December 30 for submission to CARC for copying.

Directory and Emergency Contact Information: Many residents have not submitted their information materials, which need to be submitted for the new Directory.

Social Committee Report –Diana Manly: By written report, Diana reported that 23 people attended the December First Friday. The January First Friday will be hosted by Becky Jo Clark and Lois Torlino. 73 people attended the POA Christmas Social which provided delicious food and fellowship.

Community Cable TV Coordinator Report – Eldon Blust, Coordinator: Eldon presented a written report, a copy of which is attached hereto as Exhibit C and incorporated herein by reference. Eldon continues to stress to the POA members that he is available to assist any homeowner with this transition.

Rental Committee Report: No report.

Report from CARC Board Meeting – Anne Snider: Anne reported that because of the soaring costs of liquor liability insurance, CARC will discontinue serving wine and beer. It will remain a BYOB site.

Old Business– Chairman Smathers: No new information reported.

New Business – Chairman Smathers:

January 2025 Board Meeting: The Board will elect Officers and appoint Committee chairs at the January 2025. Board members are asked to plan for a longer meeting than usual.

Vehicles in Median: The Board received a complain from a resident concerning repair vehicles parking in the Bayberry median. The Board took no action on this issue.

The meeting was adjourned at 3:25 pm.

Respectfully submitted,

Marion Sieffert
Asst. Secretary

EXPENSE REPORT FOR NOVEMBER 2024:

As of 11.29.2024, the balance in the CDPOA #5549 account is \$58,919.70.
(As of 12.09.2024, monies from donations including GoFundMe and checks plus insurance coverage totals: \$11,423.93. This includes the GoFundMe fee deducted from the total.)

As of 11.29.2024, the balance in the Vyve account is \$13,506.59. (A debit by Vyve for \$3,075.84 [an increase of \$242.55 on the usual \$2833.29] was made on 11.18.2024. Interest credited for the month of September was \$0.97.)

CONTINGENCY:

Based on the Total Operating Expense (TOE) of \$44,181.00, the following contingencies are possible:

10% = \$4,418.00

20% = \$8,836.20

30% = \$13,254.30

IRS INVOICE WITH FEES:

There is no update on the status of the IRS bill from Lindley-Pettigrew.

Also, there is no update on whether we will owe tax on the GoFundMe monies.

Respectfully submitted,
Jerdone Davis
Treasurer, CDPOA
12.10.2024

Clemson Downs POA Board Meeting
Common Properties Report
December 10, 2024

Update on Common Property Trees —

Sweetgum trees between 1010 & 1008 Keystone—Removal and trimming work should be scheduled before year end per Tree South. If not, can CPC carryover the \$3,410.00 budgeted for this in 2024 to 2025?

Sycamore tree leaning toward area of bridge replacement was cut down and cut up on Sat. Dec 7th via grant donation from Denise Rozman, Modern Woodmen of America, philanthropy program. Will also return to remove cut trunks and branches to Camelot or Cul-de-sac on Saturday, Dec 14. Hoping for help from Downs volunteers as well. Thanks to Jane Hamilton who with Nancy Palisin carried logs and debris from the tree removal on the Bayberry side of the creek up to the Bayberry city refuge pile. Have had no word or invoice from Simmons Tree Service. Plan to ask for invoice for \$1,400, his verbal quote \$1,500 - \$100 for having to ask another crew to finish the log cutting job. Is this okay with the Board?

Leaf Blowing, Common Area Problem —

Ryan complained about residents or their mowing contractors blowing leaves onto common area instead of removing from properties. In places this added couple of hours each week to Ryan and crew's work. Chairman Nancy Palisin spoke to 2 residential mowing crews who said they have been doing this for past 5 years with no problem. Probably early and swift leaf fall made it more noticeable this year. Will need to work out a better understanding of leaf blowing expectations for next year's season.

Update on Woodland Walk and Bridge —

As of annual meeting Dec 10, 2024 there is \$11,423.93 in Bridge Fund. Webb and Nancy met with Kent Wigington owner of The Boat Dock Co. Also met with Mike Sum of Krueger Marine. Both have come out to site. Learned from Patrick Square finance committee chairman about the company that replaced the bridges on their lake—Lifestyle Dock Co. in Salem SC. Talked to Jay Bennett, Director Clemson Parks & Rec. who said that Bridge Brothers in Pickens did their bridge at Totties Place. Nancy already talked to this company earlier and determined their bridges were way beyond our cost ability. CPC member and retired Clemson Forrester Larry Reamer is investigating the possibility of building a rustic bridge out of old electrical/telephone poles from Duke Power as done in the Clemson Experimental Forest. At this point waiting for responses from bridge builders.

Contract update - Ryan Smith, Ground Effects Landscape and Design —

Have contract for 2025 signed by both Ryan Smith and Webb Smathers for \$1,800 per month, increase of \$300 per month.

One additional change to contract - Regular versus Special Services.

The monitoring and annual clean-out of the Keystone ditch has been switched from Special (chargeable) Services to Regular Services included in contract. Saves us \$600. The contract has been signed by Both Ryan Smith and Webb Smathers.

CLEMSON DOWNS PROPERTY OWNERS ASSOCIATION

COMMUNITY CABLE TV COORDINATOR

Eldon Blust

REPORT TO BOARD MEETING FOR DECEMBER 10, 2024

The Community Cable TV Coordinator presented a Community Cable TV Transition Plan at the December 3, 2024 Annual Meeting.

- Printed copies of the Plan were distributed at the Annual Meeting
- Printed copies of the Plan were subsequent posted to all CCTV subscribers who were not registered as attending the Annual Meeting.

Any Member of the Association who wishes a printed copy of the Plan should contact Eldon Blust, CCTV Coordinator, at 864.710.5224.