

**Regularly Scheduled Meeting
CDPOA Board of Directors
February 10, 2026 | 2:00 pm – Small Dining Room, CARC**

Board Members Present: Elaine Cameron, Alice Hageman, Susan Hamlin, Roman Lavore, Diana Manly, Nancy Palisin and Lois Torlina

Board Members Absent: Jo Gable

Chair Members Present: Anne Snider (Communications and Welcoming); Sandra Waskowski (Rental)

POA Members Present: Gladys Vaughan; Marion Sieffert

Call To Order: President Cameron 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 confirmed their email approval of the minutes of the Board meeting on January 14, 2026.

Treasurer Report – Susan Hamlin: Susan submitted a written Treasurer Report through February 10, 2026, a copy of which is attached hereto as Exhibit A and incorporated herein by reference. Following discussion, Board members present unanimously approved the Treasurer Report. Anne Snider will put a reminder in the Communicator regarding payment of HOA dues.

President Report – Elaine Cameron: Elaine, as newly elected President, expressed her intention to meeting with all Committee chairs and facilitators to learn more about their responsibilities and needs.

Committee and Coordinator Reports

ARC Committee Report – Jo Gable, Chair: In Jo's absence, Gladys Vaughan reported that four homeowner applications were received since the last Board meeting and were recommended by the ARC Committee for approval by the Board, as follows:

- 308 Downs Boulevard:* replace exterior wood and windows, if necessary
- 300 Downs Boulevard:* replace windows and back door
- 1009 Keystone Lane:* replace vinyl siding with hardy board in same color
- 409 Bayberry Lane:* enclose carport with garage door and side door

Following discussion, the Board accepted the recommendations of the ARC Committee and unanimously approved all of the above applications. The Board also discussed the

issue of how to make new homeowners more aware of the Restrictive Covenants and ARC Guidelines before moving into the community.

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

Common Property Maintenance Contractor: In the three weeks left in February after officially being hired at our 2/7/26 CPC meeting, Madison Corley did a lot of cleanup work in the gazebo and triangle area as well as in the Woodland walk where trees were removed near the bridge. He cut out a lot of the invasive *Elaeagnus* in that same area. Several residents called to praise the great job Madison did cleaning up debris and large pine limbs that broke during the ice storm.

Keystone Ditch Maintenance: After doing a thorough investigation of the Keystone ditch, Ryan Jones of GeoMetrix, Inc. took CPC members Gladys Vaughan, Roland Lavore and Nancy Palisin through the entire area of the ditch to point out problems that needed immediate attention. He submitted 2 separate invoices: #1 \$500 for removing and disposing of all debris from drainage ditch behind Keystone residential area starting from the common area access point and #2 \$500 for removal of 3 dead trees located on edge of common property adjacent to drainage channel as well as removal of debris dams in the ditch downstream from the Keystone residential areas. The CPC approved payment for this work and requested that the Board also approve the expenditures totaling \$1000.00 for essential maintenance to prevent future flooding during severe storms. Following discussion, the Board members present unanimously approved of these expenditures.

Proposed Erosion Control for WW Path Descending from Bayberry Lane: The creek bank descending to the Woodland Walk bridge from Bayberry is severely eroding the path. Contractor Ryan Jones of GeoMetrix, Inc. submitted a plan to the Committee to help stabilize the bank, including rip-rap and additional coir netting, at an estimated cost of \$5,700. Chairman Palisin has set up a meeting with Ryan Jones on Tuesday February 17th at 10:00 to explain the specifics of the proposed installation and urged Board members to attend. Nancy expressed her opinion that while the estimated cost of \$5,700 may seem like a lot, loss of the trail would be devastating to the Woodland Walk and that this erosion is a safety issue that has become significantly worse in the last six months. The Board postponed any action on this matter until the CPC meeting with Ryan Jones on February 17, 2026.

Update on Willow Oak Allee Pruning: TreeSouth Certified Arborist Karl Pokorny's assessment of the 81 Willow Oaks along Downs Blvd was very thorough and has been sent to City Arborist Tony Tidwell. Nancy Palisin talked to Tony about proceeding to schedule pruning of these trees in stages, as previously agreed to by the city. He said the assessment was turned over to the city attorney to investigate original planting of trees before the city could agree to start any pruning through TreeSouth. Nancy asked him to consider at least pruning the trees on the Downs side where there is concern for potential damage to POA homeowner properties.

Woodland Walk Mulching: Bad weather has prevented volunteers from spreading mulch along WW path from cul-de-sac to bridge intersection. The volunteers will try again as weather improves.

Communications Committee Report – Anne Snider, Chair: Anne reported that the 2026 Directory had been submitted to CARC for their input of information and publishing. She is still working on revising the CDPOA website for easier access to information.

Social Committee Report –Lois Torlina: Lois reported forty-one (41) people attended the February 2026 First Friday, and that plans are in motion for a spring CDPOA dinner.

Rental Committee Report – Sandra Waskowski: Sandy reported no changes to the previous rental report. There are still four rental properties within the POA, and all are in compliance.

Report from CARC Board Meeting – Anne Snider: Anne reminded the Board that the CARC annual meeting was scheduled for March 2026 and that a new representative needed to be found.

Old Business: No report

New Business: No report

The meeting was adjourned at 3:00 pm.

Respectfully submitted,

Marion Sieffert
Asst. Secretary

Common Properties Committee Report
To CDPOA Board - February 10, 2026

Common Property Maintenance Contractor - Madison Corley

In the 3 weeks left in February after officially being hired at our 2/7/26 CPC meeting Madison did a lot of clean up work in the gazebo and triangle area as well as in the Woodland walk where trees were removed near the bridge. He cut out a lot of the invasive Eleagnus in that same area. Several residents called to praise the great job Madison did cleaning up debris and large pine limbs that broke during the ice storm.

Keystone Ditch Maintenance

After doing a thorough investigation of the Keystone ditch, Ryan Jones of GeoMetrix, Inc. took CPC members Gladys Vaughan, Roland Lavore and Nancy Palisin through the entire area of the ditch to point out problems that needed immediate attention. He submitted 2 separate invoices: #1 \$500 for removing and disposing of all debris from drainage ditch behind Keystone residential area starting from the common area access point and #2 \$500 for removal of 3 dead trees located on edge of common property adjacent to drainage channel as well as removal of debris dams in the ditch downstream from the Keystone residential areas. Palisin brought pictures to show examples of problem areas to the Board. CPC approved payment for this work and request the CDPOA Board also approve the expenditures totaling \$1000.00 for essential maintenance to prevent future flooding during severe storms.

Proposed Erosion Control for WW Path Descending from Bayberry

To help stabilize the WW stream bank of the descending path from Bayberry, Contractor Ryan Jones of GeoMetrix, Inc. has submitted a plan to stabilize the creek bank that is severely eroding the path descending to the bridge from Bayberry. Chairman Palisin has set up a meeting for the CPC to meet with Ryan Jones on Tuesday February 17th at 10:00 to explain the specifics of the installation proposed. Estimated cost \$5,700 may seem like a lot, but loss of the trail would be devastating to the WW. This erosion is a safety issue that has become significantly worse in the last 6 months.

Update on Willow Oak Allee Pruning

TreeSouth Certified Arborist Karl Pokorny's assessment of the 81 Willow Oaks along Downs Blvd was very thorough and has been sent to City Arborist Tony Tidwell. Nancy Palisin talked to Tony about proceeding to schedule pruning in stages. As previously agreed. He said the assessment was turned over to the City attorneys to investigate original planting of trees before the City could agree to start any pruning through TreeSouth. Nancy asked him to consider at least pruning the trees on the Downs side where there is concern for potential damage to homeowners property.

Woodland Walk Mulching

Bad weather has prevented volunteers from spreading mulch along WW path from cul-de-sac to bridge intersection. Will try again as weather improves.

CDPOA TREASURER'S REPORT

February 10, 2026

BANK BALANCE

As of January 31, 2026, the South State bank balance was \$67,375.91

CDPOA MEMBERSHIP DUES

As of February 9, 2026, 89 homeowners have paid the 2026 membership dues.

\$55,440.00 total dues billed

\$35,600.00 collected

\$19,840.00 remaining dues to be collected

Respectfully submitted,

Susan Hamlin

Treasurer, CDPOA

February 10, 2026