

**Regularly Scheduled Meeting
CDPOA Board of Directors
April 14, 2026 | 2:00 pm – Jackson Room, CARC**

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

Board Members Absent: None

Chair Members Present: Kathy McGee (Welcoming); Nancy Palisin (Common Properties)

POA Members Present: Marion Sieffert

Call To Order: President Cameron called the meeting to order at 2:00 pm. A quorum was declared based on all Board members being present.

Approval of Minutes: The minutes of the Board meeting on March 10, 2026 were approved by the Board but have not yet been posted on the website.

Treasurer Report – Susan Hamlin: Susan submitted a written Treasurer Report through March 31, 2026, a copy of which is attached hereto as Exhibit A and incorporated herein by reference. Following discussion, the Board unanimously approved the Treasurer Report.

President Report – Elaine Cameron: Postponed to New Business.

Committee and Coordinator Reports

ARC Committee Report – Jo Gable, Chair: Six homeowner applications were received since the last Board meeting and were recommended by the ARC Committee for approval by the Board, as follows:

- 50 Hickory: replace back sliding door*
- 1 Little Lane: repaint trim*
- 6 Birch Place: repaint trim on back sunporch*
- 10 Birch Place: replace mailbox post*
- 1004 Keystone: repair/replace corner of gutters and underlying wood*
- 37 Downs Loop: replace garage door (emergency approval)*

Jo also reported that the ARC Committee continues to work with Kathy McGee of the Welcoming Committee to make new residents aware of the ARC Guidelines and Restrictive Covenants.

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

Common Properties Committee Report – Nancy Palisin, Chair:

Erosion Control for WW Path Descending from Bayberry: Ryan Jones, owner of GeoMetrix, Inc. completed the 3-day WW creek erosion project on Friday, April 3, 2026, and received payment of \$6,020.00. The severely eroded creek bank was secured by constructing a wall composed of several layers of compacted soil, rip rap, coir matting and live stakes. Matting and live stakes were also added to an eroding section of the bank closer to the bridge. Two diversion berms constructed with soil, gravel and GeoGrid webbing to create a permanent structure were installed at the head of the descending path and in the area to the left of the concrete pad to direct street run off in a more desired path down the bank. Fescue grass seed was then spread in this area and covered with straw.

Woodland Walk Tree Removal: Mullinax discovered they could not remove the tree lying across the creek in the erosion area without the root ball falling into the creek. They discussed alternative ideas with erosion specialist Ryan Jones of GeoMetrix but could not come up with a cost-effective idea at this time. Removal has been postponed until the POA can afford an alternative for removing the tree trunk and root ball in the future.

Update on Willow Oak Pruning: City Arborist Tony Tidwell called CPC chairman Nancy Palisin on Friday April 10, 2026, to convey that the city authorized removal of the dead Willow Oak #48 across the road from the entrance to Downs Loop. This is the only Willow Oak tree activity being taken care of by the city. Tony was not aware of any other action the city is willing to take regarding the assessment suggestions from TreeSouth arborist Karl Pokorny sent to both Clemson Downs POA and the City of Clemson on December 22, 2025.

City attorney Michael Kozlarek never made the monthly follow-up call to CPC Chairman Nancy Palisin scheduled for Wednesday, March 26th to discuss his most recent meetings with the city. After Nancy sent an email inquiring about the missed call, Michael Kozlarek messaged Nancy that he was meeting with the City on Friday March 27th and would call Palisin either that afternoon or the following Monday, March 30, 2026, with an update. Nancy received no call. On April 3, 2026, Nancy received an email letter from Atty. Michael Kozlarek stating he would be out of the country for an extended period, but the city continues to work on the matter. He also mentioned that the fact still remains (per letter of 1983) that the trees were requested to be “installed by someone other than the city with the understanding that the city would not be responsible for the care of any of the trees regardless of where they are located.” A copy of his vague letter was given to the CDPOA Board.

Following discussion, the Board consensus was to keep the pressure on for an agreement between the POA, the City and especially CARC since many of the trees are on CARC

Property and the Boulevard represents the beauty and character of the Downs community.

Pruning of Willow Oak Trees on Common Property Along Downs Blvd: Since we will not be spending \$2,125.00 to remove the tree and root ball lying across the Woodland Walk Creek, CPC would like to spend that amount plus an additional \$675.00, total \$2,800.00 to have 5 common property Willow Oaks on Downs Blvd pruned, 2 of which are hazardous to the residence at 1 Little Lane. We have asked Kyle Young, Twin Brothers Tree Service, for an estimate, hopefully not to exceed \$2,800.00 It doesn't look promising for the city to help with any pruning.

Woodland Walk Mulching: The mulching of the Woodland Walk path from the cul-de-sac to the bridge intersection has been beautifully completed by the following POA volunteers: Fran Moseley, Richard Brooks, Lois Torlina, Gladys Vaughan, Alisse Craig, Elaine Cameron, Susan Hamlin, Joe Merck and Nancy Palisin. Please thank these hard-working volunteers in the upcoming Communicator.

By unanimous vote, the Board voted to approve the CPC report and approve the Committee suggestions and expenditures as outlined in the report.

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

Welcoming Committee Report - Kathy McGee, Chair: Kathy reported the following recent activity of the Welcoming Committee: (1) Email sent to Bill Lanham, new owner of 106 Downs Boulevard; (2) New contracts for sale: Roberta Bankhead 48 Hickory Way; Warren Ashmore 52 Hickory Way; Carol Krider 333 Kendra; (4) Sympathy note to family of Ben Crosland; (5) Death of Candy Gann 333 Kendra Place.

Social Committee Report –Lois Torlina: Twenty-six (26) people attended the April First Friday which was delayed to the second First Friday because of Good Friday. The Spring Social Festival is scheduled for April 21st.

Rental Committee Report – Sandra Waskowski: No update from previous month report: here is one new rental in the Downs (620 Downs Loop) bringing the total to five (5) rental properties. The newest rental submitted their application for approval, but they have not signed any lease yet.

Report from CARC Board Meeting – Elaine Cameron: President Cameron will ask one of the CARC Board Members who is also a CDPOA member to provide reports on CARC to the POA Board.

Old Business: Nancy and Elaine will contact the city again about fixing the “speed bumps” on Downs Boulevard. The city indicated earlier it would try and fix in the spring.

New Business:

Mosquito Spraying: POA member Ann Fuhr revisited the issue of the CDPOA as a whole requesting that the City does not spray mosquitoes on the City streets within the Downs community. CARC has already notified the City not to spray on any of its properties. Ann presented a written form that she proposed to distribute to all POA members which explained the issue and gave the POA member the opportunity to vote for or against mosquito spraying. By motion made and duly seconded, the Board approved Ann's proposal and thanked her for her efforts on this matter. If a majority of POA members indicate in writing that they do not wish for the city to spray mosquitoes, then the Board will take the matter to the city for action. POA Members are asked to cast their votes in this matter and return their signed forms to their POA street representative.

Welcoming Committee: The Board discussed the benefits of separating the Communications Committee and the Welcoming Committee and, by motion made and duly seconded, voted to separate the responsibilities of these two Committees so that each will be a stand-alone Committee. The Board will follow-up with written documentation.

The meeting was adjourned at 3:30 pm.

Respectfully submitted,

Marion Sieffert
Asst. Secretary

CDPOA TREASURER'S REPORT

April 13, 2026

BANK BALANCE

As of March 31, 2026, the South State bank balance was \$90,637.08

CDPOA MEMBERSHIP DUES

As of April 13, 2026, all but 4 homeowners have paid their dues, plus 1 that owes \$100.00 more

\$55,440.00 total dues billed

\$52,140.00 collected as of March 31st (\$52,560.00 minus the 420.00 returned check and late fee)

\$1,600.00 checks received and not yet deposited

\$1,700.00 to be collected

Respectfully submitted,

Susan Hamlin

Treasurer, CDPOA

CDPOA
Statement of Profit Loss and Cash Flow

	<u>January</u>	<u>February</u>	<u>March</u>
Opening Balance	\$ 44,550.95	\$ 67,375.91	\$ 91,747.65
INCOME			
Dues collected	\$ 23,320.00	\$ 27,320.00	\$ 1,920.00
Interest	3.56	4.74	6.30
Total Income	<u>\$ 23,323.56</u>	<u>\$ 27,324.74</u>	<u>\$ 1,926.30</u>
EXPENSES			
Administrative			
Insurance			
Accounting	120.00	120.00	120.00
Attorney			
Bank fees		26.00	12.00
Copies/stamps/other	153.60	7.00	66.49
Website			
Social			
Returned checks			400.00
Total Administrative	<u>273.60</u>	<u>153.00</u>	<u>598.49</u>
PROPERTY			
Irrigation/water			50.96
Contract mowing		1,800.00	1,800.00
General property maintenance	225.00	1,000.00	587.42
Total Property	<u>225.00</u>	<u>2,800.00</u>	<u>2,438.38</u>
TOTAL EXPENSES	<u>498.60</u>	<u>2,953.00</u>	<u>3,036.87</u>
Net Income (Loss)	<u>\$ 22,824.96</u>	<u>\$ 24,371.74</u>	<u>\$ (1,110.57)</u>
Ending Balance	<u>\$ 67,375.91</u>	<u>\$ 91,747.65</u>	<u>\$ 90,637.08</u>