

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

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

**Board Members Absent:** Alice Hageman

**Chair Members Present:** Anne Snider (Communications and Welcoming); Sandra Waskowski (Rental); Nancy Palisin (Common Properties)

**POA Members Present:** Marion Sieffert (Asst. Secretary)

**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:** The minutes of the Board meeting on February 10, 2026, are being circulated to the Board members for approval.

**Treasurer Report – Susan Hamlin:** Susan submitted a written Treasurer Report through February 28, 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.

**President Report – Elaine Cameron:** Postponed to New Business.

### **Committee and Coordinator Reports**

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

- 1034 Keystone:* painting existing back deck
- 1019 Keystone:* installation of iron fence in back yard
- 40 Hickory:* install awning along back of house over back door
- 54 Hickory:* new roof
- 29 Hickory:* replace sliding glass doors on back of house
- 35 Hickory:* new roof and shingles
- 409 Bayberry:* garage door with windows and addition of brick courtyard wall
- 13 Birch:* replace roof overhang over front door

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:**

*Common Property Contractor:* Madison Corley (White Hawk Landscapes) removed young sycamores along the Bayberry path to the bridge to prevent future problems and to enable the path to circle around a huge tree, if needed in the future.

*Erosion Control for WW Path Descending from Bayberry:* Members of CPC and CDPOA met with Ryan Jones, GeoMetrix, Inc on Feb. 17th, 2025, near the bank erosion problem on the descending path to the bridge to get a better understanding of the plan he submitted to stabilize the WW creek bank. It was obvious to all involved with this project that the quoted cost of \$5,700 is very necessary to the safety of the path and protection of the creek bank. An additional cost of \$320.00 will cover replacing and installing new fence timbers in that area bringing the total to \$6020.00.

*Update on Willow Oak Pruning:* While we all love and appreciate the beauty of the Willow Oak Allee along Downs Boulevard, the trees are starting to create a large maintenance problem for our community. These trees have not been properly maintained, pruned or fertilized, exposing the trees to potential disease and adjacent homeowners to threats of falling limbs.:

The trees on the left of the Boulevard are on property belonging to Country Walk Subdivision, which does not enjoy the benefits of their beauty and thus has no interest in their maintenance. Of the trees on the right of the Boulevard – ten (10) trees are on CARC property; five (5) trees are on common property belonging to the CDPOA and fourteen (14) trees are on private properties of POA members. This is a community wide issue that affects the unique beauty of entering Clemson Downs. This willow oak allée adds to our property value and attracts potential residents. .

To recap the Committee's efforts over the past few months, TreeSouth Certified Arborist Karl Pokorny provided an assessment of the 81 Willow Oaks along Downs Boulevard which was 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. The Deputy City Administrator then found a letter from 1983 showing CARC, CDPOA, and CD Landscape Committee (Common Properties Committee) requesting permission from the City to landscape Downs Boulevard with Willow Oaks on each side of the roadway. In the letter, CDPOA, CARC and the Common Properties Committee agreed to maintain the Willow Oak trees. The letter and TreeSouth's assessment were turned over to City attorney Michael Kozlerek for further investigation into a solution.

On Wednesday, March 4, 2026, Chairman Nancy Palisin met with James Hill and Ruthie Millar to inform them about the discovered history regarding the Willow Oak Allee and our attempts to come up with a maintenance agreement with the City of Clemson. They are going to contact City Administrator "Andy" Blondeau to discuss the problem.

The CPC Committee strongly urges that CDPOA consider creating a special fund that will build and allow for future tree maintenance of willow oak allée. This means the CDPOA Board will probably need to raise POA dues another \$100 in 2027.

*Woodland Walk Tree Removal:* Mullinax has put the removal of the tree lying across the creek at the erosion site on their schedule. Cost \$2,125.00 includes using a mini excavator to cut up and remove trunk, reducing the root ball and setting it upright into the bank, and grinding stumps of Sycamore trees cut down along the path. Chairman Palisin has asked Mullinax to try to do this work as soon as possible since it affects the erosion work scheduled for end of March.

*Woodland Walk Mulching:* Committee members are still trying to get the path mulched from Downs Loop cul-de-sac to the bridge intersection, weather permitting.

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

**Social Committee Report –Lois Torlina:** Forty-three (43) people attended the March 2026 First Friday, and plans are in motion for a spring CDPOA dinner on April 21, 2026. **Note that the April First Friday gathering – this year only - will be held on the second Friday, (April 10) as the first Friday is Good Friday.**

**Rental Committee Report – Sandra Waskowski:** There 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 – Anne Snider:** The Annual Meeting of the CARC Board is scheduled for March 26, 2026, at 2:00 pm

**Old Business:** No report

**New Business:**

*Special Meeting Called:* In accordance with Article IV, Paragraph B, Section 3 of the bylaws, President Cameron called a special meeting of the Board of Directors for March 24, 2026 at 2:00 pm in the Jackson Room for the purposes of (i) considering changes to Article V of the Bylaws regarding nominations and elections of Board members; (2) considering changes to Board Committee memberships and chairs so that the Board can more effectively support their efforts; and (iii) considering new activities for POA members to encourage more widespread involvement in our community. All Directors received personal notification at the meeting of the special meeting, except for Alice Hagemann who was not at this meeting. President Cameron will contact Alice directly to give notice.

*File of Life:* Diana Manly provided information to the Board about the Oconee County “File of Life” project which provides vital information to emergency personnel. She continues to try and contact Pickens County about a similar service for the Downs.

The meeting was adjourned at 3:18 pm.

Respectfully submitted,

Marion Sieffert  
Asst. Secretary