

Regularly Scheduled Meeting
CDPOA Board of Directors
May 12, 2026
May 12, 2026 | 2:00 pm – Small Dining Room, CARC

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

Board Members Absent: Lois Torlina

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

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 April 14, 2026, previously approved by email, were ratified by the Board.

Treasurer Report – Susan Hamlin: Susan submitted a written Treasurer Report through May 12, 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: Elaine urged all Board members to reread the bylaws and suggest any changes they recommend. The Board will continue its discussions concerning changes to Article V of the bylaws at the regularly scheduled July Board meeting.

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:

333 Kendra: replace shingles and repaint shutters

330 Kendra: seal and resurface driveway

1024 Keystone: replace roof

404 Downs Blvd: repair and replace steps in back with tile

45 Hickory Way: repair cement patio in back and replace with tile

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:

Willow Oak Pruning on Common Property: With approval from CDPOA Board, the \$1,250.00 left from the abandoned Mullinex job was used toward pruning common property Willow Oaks at the triangle and beside 1 Little Lane. Four were pruned by Kyle Young, Twin Brothers Tree at cost of \$2,800.00. The fifth tree will be pruned by TreeSouth later in May. James Hill has agreed that CARC will be responsible for maintenance of the willow oaks on CARC property.

Woodland Walk Creek Bank Erosion: Ryan Jones, GeoMetrix, Inc. completed the erosion control work on the creek bank along the path descending from Bayberry. It was a tough job over 3 days that included installing an 8' bench-type wall layered with compacted soil, rip-rap, Geotextile wrap and coir matting. Jute matting was also installed in a smaller section of the bank closer to the bridge. Both areas were planted with live stakes to foster vegetative growth. Two berms with Geo Grid, gravel and compacted soil were installed at the head of the path and at the head of the area next to the refuse pad to direct street drainage toward the preferred area over the bank. Grass seed was planted behind the larger berm to help hold the soil in that area. Rotten fencing was replaced and reinforced along the path. After heavy rain the erosion wall held up well. The ditch on the other side of the path, however, overflowed the logs lining it, causing water to run down the path instead of into the rock well that flows via pipe under the path out onto the rip-rap at the erosion wall. Ryan Jones is looking into installing rail-road ties along that area of the path. CPC will also have the drainage ditch dug deeper.

Meeting with City Administrator about Pruning Willow OAKS

On Thursday, April 23, 2026, Nancy Palisin, Denny Walling and POA Pres. Elaine Cameron **met with City Administrator Andy Blondeau** to get clarification on letters received from the City Attorney Michael Kozlarek, which left us with an ambiguous understanding of the City's position on giving Clemson Downs POA some assistance with pruning or removing "hazardous" willow oaks along Downs Blvd. In spite of the 1983 letter regarding original planting. Andy was sympathetic to our situation, especially since the city had been helping prune trees in the past. He was having meetings with the City Attorney the next week; would see what could be worked out and get back to us.

Woodland Walk Mulching: There is still an area from the Camelot entrance to the bridge that still needs to be mulched. Nancy Palisin will check with Fran Moseley to see if she can get another load provided from the city dumped by the entrance from Camelot.

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: Anne encouraged all POA members to utilize and add their recommendations to the "Neighborhood Recommends" page on the CDPOA website.

Welcoming Committee Report - Kathy McGee, Chair: Kathy reported the following recent activity of the Welcoming Committee: welcoming packet delivered to the Ashmores, new residents at 52 Hickory Way. Kathy is still trying to contact other new residents.

Social Committee Report –Lois Torlina: Elaine Cameron reported for Lois that thirty-one (31) people attended the May First Friday. Also, Trent Allen is scheduled to present a talk on “The Growth of Clemson” on June 11, 2026, at 1:30 pm in the Corley Center.

Rental Committee Report – Sandra Waskowski: Anne Snider reported for Sandra that she anticipates 34 Hickory Way will be up for lease again when Roberta moves out. The owner/landlord of this residence has not maintained the house or yard in a proper fashion. The Board discussed ways to lawfully tighten up the existing rental restrictions such as fines could be levied for uncooperative absent property owners.

Report from CARC Board Meeting – Alice Hageman: Diana Manly attended the May CARC Board Meeting. There were no issues discussed which would affect the CDPOA.

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: President Cameron reported the results of the POA written ballots from members that were circulated in April. There were 71 written ballots in favor of the city not spraying for mosquitos on the city streets within the Downs community; and 27 written ballots in favor of continuing to spray for mosquitos. City regulations require a vote of 66% of all CDPOA homeowners to stop spraying. Since there was not a 66% majority, the Board, after motion and duly seconded and much discussion, voted unanimously to table any further action on this matter.

SC Corporate Transparency Act: Marion Sieffert reported to the Board that the US Department of Treasury issued an interim final rule that removes the requirement for domestic companies to report beneficial ownership information. Under the interim final rule, only entities formed under the law of a foreign country and that have registered to do business in the US are required to report beneficial ownership information.

The meeting was adjourned at 3:10 pm.

Respectfully submitted,

Marion Sieffert
Asst. Secretary

CDPOA TREASURER'S REPORTS REPORT

May 12, 2026

BANK BALANCE

As of April 30, 2026, the South State bank balance was \$82,691.82

CDPOA MEMBERSHIP DUES

As of May 11, 2026, all except 3 homeowners have paid the dues. Two are deceased.

Respectfully submitted,

Susan Hamlin

Treasurer

CDPOA
Statement of Profit Loss and Cash Flow

	<u>January</u>	<u>February</u>	<u>March</u>	<u>April</u>
Opening Balance	\$ 44,550.95	\$ 67,375.91	\$ 91,747.65	90,637.08
INCOME				
Dues collected	\$ 23,320.00	\$ 27,320.00	\$ 1,920.00	2,836.00
Interest	3.56	4.74	6.30	5.64
Total Income	<u>\$ 23,323.56</u>	<u>\$ 27,324.74</u>	<u>\$ 1,926.30</u>	2,841.64
EXPENSES				
Administrative				
Insurance				
Accounting	120.00	120.00	120.00	120.00
Attorney				
Bank fees		26.00	12.00	
Copies/stamps/other	153.60	7.00	66.49	46.90
Website				
Social				
Returned checks			400.00	
Total Administrative	<u>273.60</u>	<u>153.00</u>	<u>598.49</u>	166.9
PROPERTY				
Irrigation/water			50.96	
Contract mowing		1,800.00	1,800.00	1,800.00
General property maintenance	225.00	1,000.00	587.42	8,820.00
Total Property	<u>225.00</u>	<u>2,800.00</u>	<u>2,438.38</u>	10,620.00
TOTAL EXPENSES	<u>498.60</u>	<u>2,953.00</u>	<u>3,036.87</u>	10,786.90
Net Income (Loss)	<u>\$ 22,824.96</u>	<u>\$ 24,371.74</u>	<u>\$ (1,110.57)</u>	-7,945.26
Ending Balance	<u>\$ 67,375.91</u>	<u>\$ 91,747.65</u>	<u>\$ 90,637.08</u>	82,691.82