

**Regularly Scheduled Meeting
CDPOA Board of Directors
June 9, 2026 | 2:00 pm – Small Dining Room, CARC**

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

Board Members Absent: Roman Lavore

Chair Members Present: Sandra Waskowski (Rental) and 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 the number of Board members present.

Approval of Minutes: The minutes of the Board meeting on May 12, 2026, previously approved by email, were approved and ratified by the Board.

Treasurer Report – Susan Hamlin: Susan submitted a written Treasurer Report through June 9, 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 advised that she continues to try to get the City to repair the “speed bumps” on Downs Boulevard, Elaine has also requested that the City provide to the POA a written statement of the criteria to stop mosquito spraying in our neighborhood. She has also had a conversation with the new POA President at Country Walk about the erosion of the bank along Downs Boulevard and hopes to have a positive response from them. Elaine also reminded the Board members to be prepared for a longer Board meeting in July.

Committee and Coordinator Reports

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

8 Birch Lane: remove gutters; repair fascia and repaint exterior

4 Birch Lane: replace roof

35 Hickory: replace windows on back porch

Following discussion, the Board accepted the recommendations of the ARC Committee and by unanimous vote of Board members present approved all of the above applications.

Common Properties Committee Report – Nancy Palisin, Chair: Nancy submitted a written CPC report through June 9, 2026, a copy of which is attached hereto as Exhibit B and incorporated herein by reference. She updated the report on the Willow Oak pruning matter with a copy of an email from the City Administrator (attached to Exhibit B).

The Board fully discussed the Committee's request to initiate a tree fund from donations and/or a \$100 dues increase in 2027 for maintenance of the willow oaks on the Downs side of Downs Boulevard, and reached this consensus:

First, the Board strongly supports continued community-wide maintenance on the willow oaks allee as they make for a beautiful entry that benefits the entire Downs community.

Second, by motion made and duly seconded, the board amended the committee's request by delaying consideration of a voluntary tree fund and limiting the request for \$100 dues increase in 2027. The board, by unanimous vote of Board members, present then approved the committee's request for a dues increase in 2027.

Third, the Board has taken under advisement the Committee's request to initiate a Tree Fund from donations pending further discussions on the tax-status of donations and proposed restrictions on how such funds may be used.

Except as amended, the Board, by unanimous vote of Board members present, voted to approve the remainder of the CPC report and approve the Committee suggestions and expenditures as outlined in the report.

Communications Committee Report – Anne Snider, Chair: Anne submitted a written report as follows: Deadlines for the July *Communicator* are 24 for submission of items to be included and July 29 for submission to CARC for copying. Minor changes are underway to the menus of the CDPOA website. The regulations have been separated from the information about the board to make finding those easier. Please let me know if you have any additional suggestions.

Social Committee Report –Lois Torlina: Lois reported that the June First Friday gathering was quite successful with 35 attending.

Rental Committee Report – Sandra Waskowski: Sandra reported there was no change in the four rental properties that are in compliance with POA policies. The owner of 34 Hickory Way has submitted a new application to rent that property. Sandra spoke recently with the property owner about the state of this property being in disrepair for the past year. Following discussion, by unanimous agreement of Board members present, voted to make Board approval of the lease application contingent upon the property owner having a yearly lawn maintenance contract in place and providing the board with a copy of the contract.

Report from CARC Board Meeting – Alice Hageman: Alice reported that the elevator in E building was not working.

Old Business: The Board discussed in general, without resolution, many concerns that have been voiced by POA members in the past years including: (1) speeding vehicles on the roads in the Downs; (2) speeding bicycles on our roads which present unique problems with the fact that they cannot be heard and many of them are teenagers from surrounding communities who do not respect our requests regarding the bridge on Woodland Walk and who cannot be identified nor caught; (3) more attention needs to be paid to other POA common property other than Woodland Walk; (4) enforcement and collection of unpaid dues and fines allowed by our bylaws. While the Board will continue to consider how to address all of these concerns, President Cameron urged that for this year, the board move forward with the changes the Board previously discussed to Article V of the bylaws. These changes will be discussed and voted on at the July Board meeting so that there is plenty of time to distribute materials to all POA members prior to being voted on at the Annual Meeting.

The meeting was adjourned at 3:20 pm.

Respectfully submitted,

Marion Sieffert
Asst. Secretary

CDPOA TREASURER'S REPORT

JUNE 9,2026

BANK BALANCE

As of May 31, 2026, the South State bank balance was \$80,469.89

2025 TAX RETURN

The return was filed on May 14, 2026, by Lindley Pettigrew & Co CPAs LLC

Respectfully submitted,

Susan Hamlin

Treasurer

CDPOA
Statement of Profit Loss and Cash Flow

	January	February	March	April	May
Opening Balance	\$ 44,550.95	\$ 67,375.91	\$ 91,747.65	\$ 90,637.08	\$ 82,691.82
INCOME					
Dues collected	\$ 23,320.00	\$ 27,320.00	\$ 1,920.00	2,000.00	
Social event				836.00	
Interest	3.56	4.74	6.30	5.64	5.15
Total Income	<u>\$ 23,323.56</u>	<u>\$ 27,324.74</u>	<u>\$ 1,926.30</u>	<u>2,841.64</u>	<u>5.15</u>
EXPENSES					
Administrative					
Insurance					
Accounting	120.00	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	158.25
Website					92.76
Social					51.00
Returned checks			400.00		
Total Administrative	<u>273.60</u>	<u>153.00</u>	<u>598.49</u>	<u>166.90</u>	<u>422.01</u>
PROPERTY					
Irrigation/water			50.96		5.07
Contract mowing		1,800.00	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>	<u>10,620.00</u>	<u>1,805.07</u>
TOTAL EXPENSES	<u>498.60</u>	<u>2,953.00</u>	<u>3,036.87</u>	<u>10,786.90</u>	<u>2,227.08</u>
Net Income (Loss)	<u>\$ 22,824.96</u>	<u>\$ 24,371.74</u>	<u>\$ (1,110.57)</u>	<u>-7,945.26</u>	<u>-2,221.93</u>
Ending Balance	<u>\$ 67,375.91</u>	<u>\$ 91,747.65</u>	<u>\$ 90,637.08</u>	<u>\$ 82,691.82</u>	<u>\$ 80,469.89</u>

Common Properties Committee Report to CDPOA

June 9, 2026

* **Willow Oak Pruning on Downs Blvd.**

TreeSouth came out to do requested adjustment pruning of 4 of the common property Willow Oaks at the Triangle and at 1 Little Lane. The 5th tree, which had not yet been pruned, in April was also pruned by TreeSouth at this time. Have not yet received the bill.

- * It has been over 4 weeks since meeting with City Administrator Andy Blondeau during which he expressed an understanding of our need for City help pruning the Willow Oak Allee. Andy said he had meetings planned the following week with the City Attorney during which he would discuss how the City could help and get back to us. Not having received any follow-up contact from Andy Blondeau, nor being able to reach Andy by email or voicemail, Nancy Palisin reached out to his administrative assistant Sarah Wickham. She responded with the following email: "I forwarded your email to Andy, and he wanted me to let you know that our horticulture team assessed the trees and determined there are currently no issues that need to be addressed."

Therefore, the CPC Committee voted to request the CDPOA Board to ask the POA membership to initiate a Tree Fund from donations and/or a \$100 dues increase for 2027. CPC also suggested that any money left over from CPC 2026 budget at end of year be used to help begin this fund.

* **Woodland Walk Erosion Progress**

Ryan Jones, GeoMetrix, Inc. installed railroad ties donated by Jo Gable along the descending path ditch to help direct hill runoff toward the rock and concrete basin leading to the pipe going under the path to the creek. He still needs to adjust the rip rap on the erosion bed and insert more live stakes.

* **General Common Properties Needs**

Nancy met with Madison Corley to discuss areas that need his attention: the Nandina area at the head of the Keystone ditch; weed suppression at the Triangle; weed and poison ivy growth at 600 Downs Loop common strip; Sycamore regrowth and weeds by the bridge; and removing weed and pine straw build up along the rock drainage area behind the homes on Hickory. Madison is also looking into seeding the bare common areas behind Little lane with common Bermuda.

- * Gazebo and Triangle areas need sticks picked up by willing committee members.
- * Common Property Benches - one in WW needs paint touched up.
- * Nancy found green spray bottle of Mold Armor that works on the lichen build up on benches at ACE Hardware.
- * Donated Hawthorn tree has been planted in the cul-de-sac area of the Woodland Walk.