

**Regularly Scheduled Meeting
CDPOA Board of Directors
July 14, 2026 | 2:00 pm – Small Dining Room, CARC**

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

Board Members Absent: Elaine Cameron

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

POA Members Present: Marion Sieffert and Chip Molony

Call To Order: Vice-President Hageman 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 June 9, 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: No report.

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:

<i>45 Hickory Way:</i>	repair attic after pest control measures
<i>29 Hickory Way:</i>	replace front door
<i>4 Birch Lane:</i>	paint exterior and add gutters
<i>342 Kendra Place</i>	replace asphalt drive with concrete; repair walkway
<i>1024 Keystone:</i>	install gutter and downspout system
<i>335 Summer Walk</i>	paint front and side door same color
<i>52 Hickory Way:</i>	replace torn window screen
<i>333 Kendra Place</i>	replace front door and glass in windows; radon remediation; install Solartube in guest bath

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: Due to conflicts with July 4th holiday events and nothing happening requiring a vote, no Common Properties Committee meeting was held on July 1, 2026. The following is information for the CDPOA Board about June/July follow-ups regarding Common Properties.

Willow Oak Pruning on Downs Blvd. The invoice from TreeSouth for pruning the remaining Willow Oak tree on the Triangle common property and for making additional pruning corrections to the other 4 Willow Oaks on common property near Triangle Park and beside 1 Little Lane was received and paid in the amount of \$1,320.00. This brings the cost for pruning all 5 common property Willow Oaks and the pine branches hanging over Little Lane to \$4,120.00. Since we did not have tree #30 removed at the corner of Little Lane, the money we spent (\$4,120.00) was much less than the \$9,060.00 assessment report cost for those 5 trees. If you take the assessment total of \$46,060 - \$9,060 - cost for 9 CARC trees on the assessment of \$2,480, the revised pruning total we need to plan for is \$33,680.00. The board is exploring ways to cover that cost.

CPC Chairman Nancy Palisin composed a possible letter to CDPOA members explaining what has gone on with the Willow Oak Allee this past year, and the reasoning behind needing to start a Tree Fund for current and future maintenance of these trees. The Board approved the letter with some modifications.

Welcoming Committee Report – Kathy McGee, Chair: George and Jana Bader have purchased 1 Birch Place. ARC information was left on their front door.

Communications Committee Report – Anne Snider, Chair: Deadline for submission of items to be included in the August *Communicator* is July 24. Anne also asked the Board for clarification on what type of non CDPOA events should be included in the Communicator or distributed to CDPOA members by email. It was the consensus of the Board that free community events that might be of interest to the CDPOA membership were acceptable, but for profit or commercial activities were not acceptable.

Social Committee Report –Lois Torlina: The July First Friday gathering was quite successful with 38 members attending. The Social Committee is also planning a tail-gating social to kick off football season on Saturday August 22 from 3-5 pm. **SAVE THE DATE** and details will follow.

Rental Committee Report – Sandra Waskowski: The four (4) rental properties (12 Birch; 7 Little Lane; 29 Hickory Way and 620 Downs Loop) are in compliance. Although the owner of 34 Hickory Way presented a new rental application to the Committee last month, they have now decided to sell the property.

Report from CARC Board Meeting – Alice Hageman: Alice submitted a written Report, a copy of which is attached hereto as Exhibit B and incorporated herein by reference.

Old Business: In follow up to previous Board discussions concerning collection of unpaid dues, Marion Sieffert presented a draft demand letter to be used when annual dues are not paid. A copy of the letter is attached hereto as Exhibit C and incorporated herein by reference. By motion made and duly seconded, the Board approved use of the letter and agreed that the letter should be sent out on May 1st of each year to any delinquent member, followed by either a Notice of Lien in the public records or, if the member is deceased, a Creditor Claim in the Probate Court. Each year, the Treasurer will provide the Board a list of unpaid dues as of May 1.

New Business: Chip Molony presented to the Board his recommendations for changes for reclassifications of some items on the CDPOA Balance Sheet. Following discussion, the consensus of the Board was that the changes recommended by Chip were beneficial but that such complicated accounting measures warranted further detailed discussion by the Board. By motion made and duly seconded, the Board did vote in favor of establishing a separate bank account for the Reserve Fund required by the Bylaws.

Chip also asked for and the Board gave Chip permission to use a Columbia firm to try and get a refund of the money paid to the IRS a few years ago. That money paid was not for taxes owed (the CDPOA is a non-profit corporation) but was for penalties and interest for failure to file the correct tax forms. The accounting firm used by the Board was unsuccessful in their attempt to recover this money.

The meeting was adjourned at 3:05 pm.

Respectfully submitted,

Marion Sieffert
Asst. Secretary

CDPOA TREASURER'S REPORT

JULY 14, 2026

BANK BALANCE

As of June 30, 2026, the South State bank balance was \$78,365.50

MEMBERSHIP DUES

As of today's date, all but one homeowner (deceased) has paid the 2026 membership dues.

Respectfully submitted,

Susan Hamlin

Treasurer

CDPOA
Statement of Profit Loss and Cash Flow

	January	February	March	April	May	June
Opening Balance	\$ 44,550.95	\$ 67,375.91	\$ 91,747.65	\$ 90,637.08	\$ 82,691.82	\$ 80,469.89
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	5.53
Total Income	\$ 23,323.56	\$ 27,324.74	\$ 1,926.30	2,841.64	5.15	5.53
EXPENSES						
Administrative						
Insurance						
Accounting	120.00	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	65.00
Website					92.76	
Social					51.00	54.02
Returned checks			400.00			
Total Administrative	273.60	153.00	598.49	166.90	422.01	239.02
PROPERTY						
Irrigation/water			50.96		5.07	70.9
Contract mowing		1,800.00	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	225.00	2,800.00	2,438.38	10,620.00	1,805.07	1,879.90
TOTAL EXPENSES	498.60	2,953.00	3,036.87	10,786.90	2,227.08	2,118.92
Net Income (Loss)	\$ 22,824.96	\$ 24,371.74	\$ (1,110.57)	-7,945.26	-2,221.93	-2,113.39
Ending Balance	\$ 67,375.91	\$ 91,747.65	\$ 90,637.08	\$ 82,691.82	\$ 80,469.89	\$ 78,365.50

CDPOA Report to CARC Board

June 25, 2026

President Elaine Cameron is in talks with the POA Board of Country Walk concerning the washing that occurs during heavy rain from the homes in Country Walk that are adjacent to Downs Blvd. Mud and debris often end up in the driveways of Clemson Downs residents. Mud accumulate on Downs Blvd and on the shoulders of the road, which is unsightly and adds to the drainage issues along Downs Blvd. No solutions have been reached but both boards are willing to continue talks to hopefully find a solution.

CDPOA will sponsor a fire safety class in July for residents. This class will be presented by the City of Clemson and all residents will be invited to hear information about using gas grills, overloading circuits in the home, using fire extinguishers, keeping smoke alarms current and other topics of interest and safety.

Elaine is also communicating with Andy Blondeau concerning the rough and uneven pavement coming in and out of the Downs. CDPOA was told by Mayor Halfacre that we would hear from the city this spring about a plan to improve the roughness of the pavement but we did not hear from them. Mr. Blondeau indicated he would check with the Mayor again about our complaints.

Alice Hageman

Vice President CDPOA

CDPOA representative to CARC Board