

Minutes  
Clemson Downs Property Owners Association  
Board of Directors Meeting  
February 10, 2015

Call to Order

President Ed Vaughn called the meeting to order at 2:00 p.m.

Members Present:

Linda Cocke, Ann Fuhr, Kitty Neckerman, Holley Ulbrich, Ed Vaughn,  
Woodie Williams

Other POA Members in Attendance:

Fritz Briggs, Walt Castro, Joe Dickerson, John Gilreath, David Moorhead,  
Harry Sutton

Guests in Attendance

Joshua Saint, Bill Staley

Approval of Minutes

Motion to approve minutes from January Board Meeting was made by Ann Fuhr and seconded by Kitty Neckerman. Motion passed.

Treasurer's Report – Holley Ulbrich

- \$10,215 – membership dues received
- \$7,298.93 – Total expenses for year
- \$15,353.19 – Total Operating Balance
- Motion made by Woodie Williams to approve report. Ann Fuhr seconded. Motion passed.

Committee Reports

A. ARC – John Gilreath

- Kitty Neckerman – 1014 Keystone Lane – request for new roof. Committee recommended. Was a “rush” request.
- Mary Dean Spencer – 31 Hickory Way – request for new roof. Committee recommended. Was a “rush” request.
- Marvin & Jean Doerr – 206 Downs Blvd. – request to replace deck. Committee recommended. Was a “rush” request.
- Eileen Rizo-Patron – 44 Hickory Way – submitted plans for garage wall within architectural guidelines and to paint house a different color. Committee approved.
- Motion made by John Gilreath to accept ARC's recommendations. Holley Ulbrich seconded. Motion passed.
- Drawing for mailbox configuration has been updated. Board approved.

B. Website – Walt Castro

- Updated Board on Clemson Downs website.
- Has been working with Joshua Saint.

- Joshua gave an overview of creating a website:
    - \$15/year for domain name
    - \$8/month for storing documents
  - He (Walt) would like to have a map on the website showing CARC property in one color and CDPOA property in another color.
  - Will work on a “banner”.
  - Ann volunteered to be the Board’s liaison re: the website.
  - Motion made to accept Walt’s proposal to use J. Saint Consulting. Motion passed.
- C. Television – Harry Sutton
- Harry explained that Bill Staley had been General Manager with Northland Cable and then retired. He is back with Northland Cable helping to get some of the kinks worked out.
  - Use to work on a handshake but now want to establish an agreement.
  - Currently the rates will be held were they are.
  - Minimum number of units needed is 100 of the 137 homes.
  - Some may have TV, phone and internet.
  - Very good deal. Residential units typically pay \$70/month. CDPOA rate is \$26.15 + taxes or \$30/month.
- D. Landscaping – Joe Dickerson
- Landscaping has been done in the triangle area of Downs Blvd., Hickory Way and Little Lane.
  - Woodland Walk has been mulched.
  - Added 3 panels of rails along walkway.
  - Working on getting some benches.
  - Still working on getting walk from Hickory Way to gazebo.
  - Ann Fuhr asked if he is looking for someone to buy a bench for the triangle area.
  - Still have sidewalk beside 310 Downs Blvd. that needs work.
  - Looking at putting something near end of Bayberry Lane.
- E. Social Committee – Ann Fuhr
- Everyone had a good time at the 1<sup>st</sup> Friday in February. A total of 35 dropped by to enjoy fondue.
  - Switch between February and April Breakfast programs.
- F. Welcoming Committee – Ann Fuhr reporting for Sylvia Peters
- No new residents have moved in.
- G. Communications – Kitty Neckerman
- Next Communicator will go out the end of April.
  - Needs information by 15<sup>th</sup> of April.

#### Old Business

- Check on a sign for the end of Downs Blvd. indicating that it is not a through street.

#### New Business

- None

Motion made by Kitty Neckerman to adjourn and seconded by Ann Fuhr. Motion passed.

Meeting adjourned at 3:29 p.m.

Respectfully submitted,

Linda Cocke  
Secretary