

CDPOA BOARD MINUTES
June 13, 2017

Present: John Gilreath, Linda Cocke, Sandia Rosche, Kitty Neckerman, Elaine Cameron, Jim Kimbell

Vice President Gilreath called the meeting to order at 2:00 p.m.

John recognized the non-Board members present: Ann Fuhr, Harold Olson, Harry Sutton, Walt Castro, Dave Moorhead, Carol Golightly and Wayne Davis

Kitty made a motion to accept the minutes from the June meeting. John seconded the motion. Motion approved.

The treasurer's report.

- Sandia announced that we had \$22,072 cash on hand.
- Landscaping has spent some money but bill has not been paid yet.

Committee Reports

A. The Architectural Review Committee – John Gilreath, Chair

- Mary Loveday – 13 Birch Place – request to build “catio” on side and back of home – polled neighbors and there were no objections
- John Bennett – 202 Downs Blvd. – request to replace mailbox post and paint new one
- Barbara Wilcox – 8 Birch Place – request to extend front porch by 2 feet and add pavers & paint concrete
- Richard Harper – 100 Downs Blvd. – request to paint trim on house – slight change in color

Committee recommended approval of all requests. Board approved.

B. Communication – Kitty Neckerman, Chair

- Next Communicator will be out the end of July.
- Please submit items or events for August, September, & October.
- Information is needed by the 15th of July.

C. The Property/Landscaping Committee – Ann Fuhr & Harold Olson

- Will Mullinax – removing kudzu for Carol Golightly – Committee wants to get a bid from him for removing kudzu in other places
- River rock added at end of Birch Place to avoid erosion – Sandi has beautified this area
- Branches near Downs Blvd. are in way of cars
- Map shows trees along Downs Blvd. belong to Country Walk
- Ann would like to get 3 bids for a sidewalk down both Birch Place and Summer Walk
- Trimming trees along Downs Blvd. requires Country Walk, POA and city approval.
- There are some plants that are being used in Tottie's Place and we can use these.

- Wayne Davis – 300 Downs Blvd.
 - Concerns about the clean up after a big tree was cut down
 - When you come in, Downs Blvd. it looks good but not the part after the entrance to apts.
 - Ann responded that she is trying to get in touch with the president and landscaping chairman of Country Walk
 - Issue with bush at corner of Bayberry and Downs Blvd.
 - Jacob will work with Wayne Davis
- Walt asked Ann – Can you talk with Country Walk about the standing water along Downs Blvd.? Ann responded that she will talk with them
- Motion made by Linda and seconded by Sandia to have Ann get bids for sidewalks.

D. Welcome & Social Committees – Elaine Cameron

- No new residents have moved in.
- Christmas Social will be December 5th. Hosts will be Marion Seifert, Tom McGuire, Harry Sutton and Elaine Cameron
- John met Eileen who purchased 44 Hickory Way. She hopes to be moved in by end of year.

E. Website – Walt Castro, Chair

- Added May Minutes
- Worked with John Gilreath to update and correct Bylaws and ARC Guidelines
- Added 52 Hickory Way to “Houses for Sale”
- Updated Bulletin Board and Calendar of Events
- Attempted to locate IT Manager, Josh Saint, for new projects. Has not been able to get in contact with him for 2 months.
- Will contact Anne Snider to see if she can help.
- Website Statistics for June 11th – July 11th
 - 223 Sessions
 - 141 Users
 - 113 new – 51%
 - 110 returning – 49%
- Most frequent hits
 - Houses for Sale – 125
 - 71 “hits” on Moorhead home
 - Bulletin Board – 60

F. Television Committee – Harry Sutton, Chair

- Talked with Northland regarding total number of users – dropping number homes to a guarantee of 90
- Not changing contract – 1/1/18 – 3 year deal with a modest increase

G. Rental Properties – Sandi Rosche, Chair

- Patsy Nutt has rented 34 Hickory Way to Kay Hickman.
- House on Birch Place has sold.
 - New owner called Sandi about renting it out

- Need something drawn up regarding rental property
- Would change need to the Bylaws?
 - When changes were made regarding parking on grass and pick-up trucks, the POA Board wrote addendums interpreting the Covenants.

Old Business

- Update on Golightly property and creek erosion
 - Carol thanked us for working with her
 - Carol and John Gilreath met at lawyer's office on July 10, 2017 to sign papers. Survey paid by Carol.
 - Carol suggested that if other homeowners would like to maintain common area behind their house they may want to pay for a survey and fees.
 - Ann suggested that we may want to take it up with the homeowners henceforth.
- Lighting update
 - Wendi has been working on this issue
 - Not enough lighting on Downs Blvd.
 - Will put in LED bulbs when the others burn out.
 - "On a list"
 - No discussion regarding lights in individual yards
- Information on getting mailboxes fixed, replaced, etc.
 - Identify type of work needed:
 - Repair box
 - Replace box
 - Repaint post
 - Repair post
 - Replace post
 - Put in option regarding 8"x8" treated posts
 - Gilreaths have a 6"x6" post covered by a 1"x8" on each side
 - Has contacted 1 person who can do any of these repairs.
 - Need an estimate for each job.
 - Meeting with someone this week to go over the price list.
 - Enhanced instructions for mailbox will be on-line.

New Business

- None.

Meeting adjourned at 3:01 p.m.

Respectfully submitted,

Linda Cocke