

Clemson Downs Property Owners  
September 11, 2018  
Meeting Minutes

Present were Board members Holley Ulbrich, Sandi Rosche, Anne Snider; Committee Chairs Sue Reneke, Harry Sutton, Ann Fuhr; Guests Fritz Briggs, Susan Robinette, Russ and Margaret Colberg, Eric Snider.

Meeting commenced at 1:58 pm.

Minutes from August 2018:

Two changes were made: Holley requested that instead of “Non-board members present” we designate committee chairs present and guests present.

Under ARC description of home sizes, type should be corrected to read 1200 - 3000 square feet, not 1200-300 square feet. Approval of minutes moved by Sandi and seconded by Anne; minutes approved.

President’s report:

Speed limits—It is OK with CARC to request that the city lower speed limit to 20 mph; the blinking sign at the entrance has helped.

October meeting date moved to 16<sup>th</sup> at 2:00 pm because two board members will be absent on October 9.

Town meeting later today: refreshments are ready. Holley explained the procedure for the meeting: there will be a brief explanation of each issue with reasons why the board invited homeowner input; issues are too complex and potentially divisive for the board to act without input. We (the board) are charged with protecting property values so we need to find common ground

ARC (given by Ann Fuhr in John Gilreath’s absence):

There are two recommendations

1. Williams: install another cooling/heating system for enclosed porch; white 18000BTU mini split; ARC recommends
2. Tony & Laviera: remove driveway and patio and replace with new concrete; ARC approved and work has been done

Board approved both recommendations.

Communications Committee:

Traffic is up nearly 125%, largely because of the information about the town meeting.

Next Communicator deadline is October 20. Welcoming committee chair has been out of town, so new members report has been postponed until October meeting.

Landscape Committee:

Gazebo improvements: there are mixed emotions about a garden house style bathroom facility. Ann shared pictures of a proposed structure, 6’x8’, with additional storage and a sanitary toilet; Action Sanitation can install and maintain the toilet; Ann still needs to get cost from Action Structure. Structure will be \$2500 and will be built by the same group that built the gazebo; style and materials will match the gazebo. Gazebo could then be used for family gatherings, meetings, etc. Ann will present the information at town meeting. Addition will be

ADA planned. It was suggested that we could ask for donations and/or raise dues to pay for the gazebo. Ann will continue to keep the gazebo area clean for use. Bathroom can be locked to prevent those outside the neighborhood from using bathroom.

Landscape Maintenance: Committee has rewritten the contract to include specific expectations. Will send it to contractors we know will take ownership and take care of community. Committee hopes to have a contract in place before annual meeting. Another needed project is bridge across creek; boards are rotted; bridge needs to be painted. Committee is investigating repairs to the bridge. Need to get trex boards for the decking of the bridge; have talked to two people; about \$2500 cost. Need to anticipate these costs as part of the budget.

When assessment of needs was done by university students: #1 bathroom; #2 benches close to the road. Need about 2 benches in Area 5; need 2 more benches. Can we get benches donated? Bench is about \$200. We will put information about donation of money for bench and/or bridge (Ann Fuhr will provide wording) in the Communicator. We can then put a plaque on benches and/or bridge. We are a 501c4 so donations are not charitable, but it was suggested that those interested can make donation to volunteers and it would then be a charitable donation. Landscape Committee should check with Clemson Downs Volunteers to see if they could contribute as well.

Social Committee:

First breakfast is this Saturday, September 15; speaker is Pat Morgan of OLLI. The rest of year is scheduled as are first Fridays. Committee is still looking for co-chairs to replace Ann Gilreath and Sue Reneke; Holley will mention at the town meeting.

TV Committee:

Nothing new to report; internet signal breakups are still there. Most people with problems are on Keystone. Line underground by Downs Loop has problems. Northland needs to check entire system. Also need to boost signal from Berkeley.

Rental Committee:

Two new renters; both have satisfied requirements and are short-term.

Nominating Committee:

Still working on nominations. Would like to propose change to bylaws to nominate someone on need and skills rather than with no assigned officers. Legally we can this year list as director with expectations that they will assume a certain office. Will propose at town meeting a change to the bylaws. Also need to take nominations from the floor. For this year after the slate is complete we will offer to accept other nominations to be included in the proxy vote for this year.

Budget Committee:

Sandi has basic budget for Harry to review; miscellaneous line item needs to be included under Administration; at October meeting we will have info about gazebo and bathroom to affect dues and donations.

Old business:

None

New business:

Natural gas company is interested in polling members to see if there is enough interest.

Caution: in the past natural gas installation has shredded all the cables; need to be firm about landscaping, cables, etc.

Susan Robinette:

Update: Lowe's now carries Sherwin Williams colors with LRV on back of samples.

Treasurer's report:

Refreshments at town meeting will be charged to administrative; no questions about report; accepted as information.

Meeting adjourned at 2:52 pm