

CDPOA BOARD MINUTES

April 12, 2016

In the absence of President Harold Olson, Vice-President John Gilreath called the meeting to order at 2 p.m. Present: John Gilreath, Holley Ulbrich, Elaine Cameron, Kitty Neckerman, Don Fowler. Absent: Harold Olson, Jim Kimbell. Guests: Joe Dickerson, Harry Sutton, Walt Castro, Dave Moorhead.

The **minutes** were approved as distributed. Moved Kitty Neckerman, Seconded Elaine Cameron.

The **treasurer's report** was approved. Moved Elaine Cameron, seconded Don Fowler.

Walt Castro gave a website update. He urged board members to check out the photos on the Around the Downs section. Owners who are selling should be encouraged to send descriptions and pictures of their home to Walt for the web. Everything should now be downloadable.

Don Fowler took the chair so that John Gilreath could present three recommendations from the **Architectural Review Committee**. Polly Kinsey, 200 Downs Blvd, wants to replace rotting boards on her front stoop with wrought iron. Joann Gauzens wants to repaint the inside and part of the outside of her screened porch the same color. The Castros want to replace a damaged ridge vent and several shingles. All three requests were approved unanimously. John Gilreath then resumed the chair. In the absence of a secretary, John is collecting second copies of approved requests.

Joe Dickerson reported for **landscaping** that the trees have been cut and he is now looking at the condition of benches and still contemplating the brush disposal issue. Elaine Cameron is monitoring pickup and it seems okay for now. People need to be reminded to cut limbs more than six feet in length before disposal and also to have contactors carry away what they have cut or dug up. There is a dead tree on common property between 200 Downs Loop and Little Lane that needs to be removed. Joe will arrange for its removal.

Social and Membership—Elaine Cameron reported that 70 people were signed up for the spring social. Saturday's breakfast will feature Cheryl Dye. Sylvia has followed up on several deaths in the community. There were no new residents last month, but two places are being renovated, one on Birch and one on Hickory.

The Communicator—Kitty Neckerman handed out information for contributors. The next issue will come out the end of April.

Old business. We need someone to monitor the **status of rentals**. Holley will ask Ann Fuhr and Ann Gilreath to prepare a job description. We also need a **job description for the secretary**. Harold Olson will ask Walt Castro to do that. Elaine will ask Sylvia Peters to write a job description for the **Welcoming Committee chair**. The **storage cleanout** is on hold. Holley plans to shred treasurer records from the 1990s on **shredding day**, April 21st. John Gilreath will ask Linda Cocke to send out a reminder about Shredding Day. Harry Sutton will write one for the **TV manager**.

The proposed **bylaws amendment concerning trucks** generated some lively discussion. Fritz Briggs offered some suggestions. Holley Ulbrich questioned the cosmetic and mechanical condition as subjective and unenforceable. Our objective is to minimize potential litigation while protecting the appearance of the community. A copy of the proposed revised wording is attached to the minutes.

A question was raised about the status of the strip between 30 and 32 Hickory Way which is a city right of way. Someone needs to clarify its status with city planning director Sharon Richardson.

The continuing issue of water runoff from the Hickory Way entrance to the Gazebo onto Marge Harley's property is still unresolved. Cost of building a berm is estimated at \$2500. Action was postponed until next month.

The meeting was adjourned at 3:30 p.m.

Respectfully submitted,

Holley Ulbrich
Acting Secretary

Attachment: revised proposed bylaws amendment

Proposed Amendments to the Bylaws of the Clemson Downs Property Association

Article I, Section 4C. Enlargement Upon the Customary Interpretation of Article VIII, Section 9 of the Restrictive Covenants:

The Clemson Downs Property Owners Restrictive Covenant states in Article VIII, Section 9, that there may not be trucks parked outside in the POA community overnight and that they should be housed in an enclosed garage. Whereas it is preferable for all vehicles be parked in a garage overnight, personal light duty, non-commercial pickup trucks ~~in very good mechanical and cosmetic condition,~~ with the bed not containing trash, furniture or building material, may be allowed to be parked in a driveway outside an owners house when parking in a garage is not possible. The CDPOA Board will decide whether or not a truck meets these conditions. If a truck is parked outside on a regular basis that does not meet these criteria, the Board may take legal action against the homeowner.

Addendum to Article I, Section 4B:

“All properties with dwellings have off-street parking for owner ~~automobiles~~ **and/or trucks vehicles meeting the conditions outlined below in Section 4C,** either in attached carports or garages or on cement or asphalt slabs contiguous to them.