

**Downing Creek Community Association
Board of Directors Meeting Minutes**

Date: March 9, 2026

Location: Virtual (Google Meet)

Call to Order

The meeting was called to order at **5:47 PM**. A quorum of the board was present.

1. Property Manager Report

Community Walk-Through / Landscaping

The board reviewed the recent community walk-through conducted with **Jenny from Rantos Maintenance**.

- **Spring Plant Selection and Layouts:**

Rantos is preparing layout designs and spring planting selections for the Corner Street area. Once plans are received, **Rosemary** will be invited to review and assist in selecting final plantings based on sun exposure.

Action Item: Cathy will follow up with Jenny Rantos via email, copying Drew and Amanda.

- **Ivy Growth on Trees:**

Rantos confirmed they are addressing ivy growth on several trees within the community.

- **Invasive Bamboo (Tennis Court Area):**

Estimates for bamboo removal were discussed. The proposal includes several components and is available in HOA Life for board review.

- **1832 Chedworth Court – Shed and Play Structure:**

The board discussed structures located in the backyard of 1832 Chedworth Court. There appears to be some confusion regarding the board's request to the homeowners.

Action Item: Drew will speak with the homeowners directly to clarify the situation.

- **1831 Chedworth Court Tree Removal:**

The tree at 1831 Chedworth was approved for removal by the board.

- **Original Landscaping Plans:**

The board discussed reviewing **City of Durham documentation** that may include original neighborhood tree planting plans. Further review is required.

Lighting Updates

- **Carriage Way Lamp Post:**
Duke Energy reported that repairs are expected within **4–6 weeks**.
- **Pool Area Lamp Posts:**
Vaughn Electric is addressing two lamp posts near the pool area.

Emerald Ash Borer Treatment

Information regarding Emerald Ash Borer treatment from **Eli Beverly** was reviewed.

Motion: The board voted to proceed with Emerald Ash Borer treatment as proposed.

Result: Motion approved.

2. New Business

The board discussed the following items:

- **Newsletter:** Cathy will circulate a draft newsletter. Board members may submit items for inclusion.
- **New Zoning Developments:** Reference email from homeowner for information regarding zoning developments.
- **Light Pollution:** Homeowners will be encouraged to remove remaining holiday lights.
- **Recycling Initiative:** Proposal from DC Resident for possible recycling improvements.
- **Owner Directory:** Discussion of an **opt-in homeowner directory** for community contact information. Further discussion needed.

3. Financial Report

Financial documents prepared by **Brian** were reviewed.

Approval of the financials was **deferred until the next meeting** to allow Brian to be present for discussion.

Adjournment

The meeting was adjourned at **6:35 PM**.

Next Meeting: TBD

