



**Minutes of the Board of Directors Meeting
November 13, 2018**

The CCIA Board of Directors meeting was held at the offices of Don Langston, 5016 Champions Drive on Tuesday, November 13, 2018. The following members were present: President Don Langston, Vice President Hunter Haglund, Secretary Terra Fidone, members – Robert Telford, Buford Abeltd, Ann Bryd, Gil Masters and Manager Jeff Portwood. Absent members included: members – John McCoy and Jim Cumbie.

QUORUM:

A quorum of the CCIA board members were present. President Langston called the meeting to order at 6:31 pm.

I. OLD BUSINESS:

1. Minutes from the September 11 meeting were presented for approval. Buford made a motion to approve and Robert seconded. Minutes were approved.

II. NEW BUSINESS:

2. President Langston asked Jeff to present the financials.
3. Jeff presented the financials as follows:
 - SouthSide Bank – Operating Funds Balance as of 10/31/18: \$102,287.09.
 - BBVA Compass CDA Reserve Fund Acct: \$104,148.12.
 - YTD subtotal expenses is \$232,118.82 with \$17,842.18 remaining.

Action Item: Ann made a motion to accept financials, Hunter seconded. Motion carried.

4. Jeff asked for approval to close the BBVA CD account (matured on 11/30/18) and transfer funds to Southside Business Money Market Account.

Action Item: Terra made motion to approval transfer and Buford second motion. Motion passed.

5. Jeff informed the Board that a slate of nominees had been submitted by the nominating committee. They include Terra Fidone, Scott West, Nathan Gann, Stephan Parks, Terri Cawley and Sarah Levine. Three board positions need to be filled. A ballot will be included in the annual dues mailouts and on the website for homeowners to vote on. Ballots must be received by February 1st, 2019.

Action Item: Gill motioned for to approve the slate of nominees. Ann seconded. Motion carried.

MANAGER'S REPORT:

6. Jeff reported the following information and completed tasks to the Board:

Pool Report:

- Reviewed renovation bids from Johnson Pools, Lufkin (\$130,232) and Duran Pools, Nacogdoches (\$143,325) to finalize selection and also assure plans meet ADA and City Code compliance.
- Jeff met with Celso, concrete contractor to obtain bid on demolition and poring of new decking. Awaiting bid.
- Received a bid of \$52,960 from David McPherson, building contractor to upgrade existing building and bathroom facilities. Bid includes a 10 x 20 storage for lawn and pool equipment.
- Awaiting bids from fence contractors for removing, sandblasting, painting and replacing pool fencing.

At September's board meeting, the Board voted on an assessment of \$230/HOA member/property owners to cover costs of pool renovations, building and fence. The Board concurred once again that the assessment was an appropriate amount and asked Jeff to include the one-time assessment with HOA invoice dues in December's annual invoice. HOA homeowners will be notified that dues and pool assessments are due February 1, 2019 to avoid a 10% late fee.

In order to have the pool ready by the 2019 summer swim season, Jeff asked the board to allow him to investigate and obtain a line of credit of \$100,000 to cover renovation costs until all assessments were collected. He hopes to get the renovations underway by the first week of February.

Action Item: Buford made a motion to allow Jeff to obtain a line of credit for pool repairs should it become necessary. Hunter seconded motion. Motion passed with Ann voting against stating she would like to see assessment funds collected first before renovations are begun.

Action Item: Terra made a motion to allow Jeff to sign contracts with pool company and contractor to get pool work underway after the first of the year. Gill second motion. All members approved.

Grounds:

- Snap dragons winter annual flowers planted.
- Homeowner's claim for damage to fence and roof from tree (which stood on CCIA property) fell on rental property is currently being processed.

Security:

- Two homes broken into with multiple items stolen. CCIA security cameras helped identify thieves. They were recently arrested in Houston.
- Phase II of Safeco's bid which includes security cameras at College Drive and Temple Blvd. entrances was discussed. Location of wireless receiver boxes was determined. Cost of equipment and installing is \$11,067.00.

Action Item: Don motion to move forward on installing securing cameras at the two entrances. Ann seconded motion. Motion passed unanimously.

7. Jeff reported that Cragg Todd and Rick Jacobson counter offer to purchase .55 acre parcel on Champions Drive for \$8,115. Their original offer was \$6,230.

Action Item: Robert made a motion to accept offer of \$8,115.00. Buford second motion. Motion passed with Ann voting against.

8. Jeff presented to the Board the 2019 Budget. Estimated budget expenses for 2019 is \$273,043.00 which is approximately \$16,000 less than from the previous year.

Action Item: Robert motion to accept 2019 CCIA Estimated Budget. Terra seconded. Motion carried.

Our annual Homeowners' meeting will be held Tuesday, February 12, 2019 at Crown Colony Country Club. Meeting starts at 7 pm.

Don adjourned the meeting at 8:20 pm.

Respectfully submitted,

Terra Fidone, CCIA Secretary, Board of Directors