



**Minutes of the Board of Directors Meeting
April 8, 2019**

The CCIA Board of Directors meeting was held at the offices of Don Langston, 5016 Champions Drive on Monday, April 8, 2019. The following members were present: President Don Langston, Vice President Hunter Haglund, Secretary Terra Fidone, members – John McCoy, Jim Cumbie, Gil Masters and Manager Jeff Portwood. Absent members included: members – Buford Abeltd, Nathan Gann and Scotty West.

QUORUM:

Prior to the meeting, the Board met at the Homeowners' pool to survey and assess the progress of the pool's remodel. Jeff gave Board members a tour and explained all that had been completed to date (a detailed report is included under new business of minutes). Afterwards, a quorum of Board members were present and President Langston called the meeting to order at 6:50 pm.

I. OLD BUSINESS:

1. Minutes from the November November 13, 2018 Board Meeting and February 12, 2019 Annual Meeting were presented for approval. Terra made a motion to approve minutes from both meetings and Jim seconded. Minutes were approved.

II. NEW BUSINESS:

2. President Langston asked for nominations for 2019 Board Officers.
 - Don nominated Hunter Haglund for President. John seconded. Motion carried.
 - Don nominated Buford Abeltd for Vice President. Terra seconded. Motion carried.
 - Don nominated Terra Fidone for Secretary/Treasurer. John seconded. Motion carried.
3. Jeff presented the financials as follows:
 - SouthSide Bank – Operating Funds Balance as of 3/31/2019: \$350,756.53.
 - SouthSide Bank Market Account: \$5,325.43.
 - SouthsideBank CD Account: \$100,412.33.

Jeff noted that 88% of 2019 annual dues and 98% of the capital assessment for pool renovation have been collected to date.

Action Item: Jim made a motion to accept financials, Terra seconded. Motion carried.

MANAGER'S REPORT:

Pool Report

4. Jeff reported the following update on pool repairs and renovation.

- Fencing removed and will be repainted and replaced after project completion.
- Decking removed and concrete disposed.
- Electrical temporarily off including to the tennis courts.
- Main water valve relocated.
- Pool equipment, skimmers, ladders, tile, coping drain and plumbing removed. New skimmers, tile, lights and coping replaced.
- Storage building forms constructed.
- Asbestos inspection on building passed.
- Texas Accessibility Standards permits have been filed.

Jeff said the project should be completed with in the next 20 – 30 days.

Terra asked that the signage be consolidated for aesthetic reasons. Jeff said he would contact HOA insurer and attorney to see what is legally appropriate.

Jeff noted that the pool furniture is in bad shape and hoped to have enough funds left over to replace it in the near future.

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

- Entrance structures have been pressure washed.
- Wrought iron gates and fencing at entrances painted.
- Plants trimmed at entrance and fountain.

John requested that the fountain pavers be redone and perhaps, initiating a homeowners' work day to help with planting at entrances, etc. Jeff suggested developing a Beautification Committee which purpose is to make recommendations to the Board on ways to improve and maintain common spaces and the overall physical appearance of the neighborhood.

Other members asked about the upkeep of rental property. Jeff suggested putting together a meeting with rental property owners to address some of those issues.

Don suggested asking the City Council to file for a TxDOT sidewalk grant for Crown Colony neighborhood. Jeff said he would contact councilman, Mark Hicks and see what steps need to be taken to have a grant submitted.

Security:

- Two crimes were reported in March including a PS1 video game box stolen and a domestic family dispute.

Next Board meeting will be held Monday, May 13, 2019 at 6:30 pm.

Don adjourned the meeting at 8:10 pm.

Respectfully submitted,

Terra Fidone, CCIA Secretary, Board of Directors