



**Minutes of the Board of Directors Meeting
May 14, 2019**

The CCIA Board of Directors' meeting was held at the Crown Colony Country Club on Tuesday, May 14, 2019. The following members were present: President Hunter Haglund, Vice President Buford Abeldt, Secretary Terra Fidone, members – Gil Masters, Nathan Gann, Scotty West and Manager Jeff Portwood. Absent members included: members – Jim Cumbie and John McCoy.

QUORUM:

Prior to the meeting, the Board met at the Homeowners' pool to 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 Haglund called the meeting to order at 6:59 pm.

I. OLD BUSINESS:

1. Minutes from the April 8, 2019 Board Meeting were presented for approval. Hunter made a motion to approve minutes and Gil seconded. Minutes were approved.

II. NEW BUSINESS:

Security Action Item:

- Jeff presented a letter from Centurion Security which requested a two-year contract with an optional one year extension and 3% increase at the beginning of 2020. The increase will be approximately \$1530/year. Jeff recommended that the Board accept the contract. Scotty made the motion to approve a 2-year contract with 3-year option or renewal, and 3% cost of living increase starting in 2020. Bulford second. Motion carried.

Pool Action Item:

- Jeff reported that the old pool furniture was cracked, soiled and needed to be replaced. He requested to spend \$2500 from the undistributed funds to replace the furniture. Nathan made motion to purchase new pool furniture within the stated budget, Buford seconded. Motion carried.
- Jeff requested approval to hire four part time pool attendants since last year it helped in regulating pool activity and access. Buford made the motion to hire pool attendants, Nathan seconded. Motion carried.
- Jeff presented an access control bid from Safeco for the pool. The new key system would allow the HOA to track who is accessing the pool facility as well as the dates and times members are using the pool. The cost to purchase equipment and install will be \$5,425.00 plus tax. The Board decided to table the bid.

Guard House Action Item:

- Jeff requested the Board accept a \$4820.00 bid from David McPherson Enterprises to remodel the Guard House and additional minor funds for landscaping. The bid includes replacing roof, brick, trim and siding, as well as fixing electrical issues and painting the whole structure. Scotty made motion to approve the remodel and landscaping. Buford seconded. Motion carried.
- The Board asked Jeff to secure bids to paint the brick and letters on the main entrance.

III **MANAGER'S REPORT:**

2. Jeff presented the financials as follows as of 4/30/2019:

- SouthSide Bank – Operating Funds Balance: \$334,119.26.
- SouthSide Bank Market Account: \$5,325.91.
- SouthsideBank CD Account: \$100,530.14.

Jeff noted that to date all but 1% of pool assessment had been collected and 11% of annual dues remained to be collected.

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

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

- Due to heavy amount of rain this year, the pool decking will not be poured until ground dries out. This may delay the pool opening a few days past Memorial weekend.
- Required signage will be hung including: No Diving, No Lifeguard, Adult Supervision for young children, Emergency numbers.
- The fence is being painted and replaced.
- Storage area constructed. Roof decking shingles replaced. Building painted. All electrical issues fixed.

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

- Sidewalks information: Safe Routes to School Program is a federally funded program. The board would have to apply to the US Dept of Transportation for sidewalks within our neighborhood.
- Upgrading website and migration of email to GoDaddy hosting.

Next Board meeting will be held Monday, August 12, 2019 at 6:30 pm.

Hunter adjourned the meeting at 8:15 pm.

Respectfully submitted,

Terra Fidone, CCIA Secretary, Board of Directors