



**Minutes of the Board of Directors Meeting
January 14, 2020**

The CCIA Board of Directors' meeting was held at the Crown Colony Country Club on January 14, 2020. The following members were present: President – Hunter Haglund, Scotty West, Don Langston, John McCoy and Manager Jeff Portwood. Absent members included: members – Jim Cumbie, Secretary/Treasurer Terra Fidone, Buford Abeldt, Gil Masters,

QUORUM:

A quorum of Board members was not present, and Jeff Portwood called the meeting to order at 6:35 pm. Since we did not have a quorum, Jeff will email everyone to request review/approve or disapprove via email response.

I. OLD BUSINESS:

1. Minutes from October 16, 2019 Board Meeting. Since we did not have a quorum, Jeff will email everyone to review/approve or disapprove via email response.

II. NEW BUSINESS:

MANAGER'S REPORT:

2. Jeff presented the financials as follows as of 12/31/2019:
 - SouthSide Bank – Operating Funds Balance: \$59,177.65.
 - SouthSide Bank Market Account: \$5,329.53
 - Southside Bank CD Account: \$101,069.01.

Jeff noted only \$4,269 or 1.6% in annual dues income was outstanding.

3. Jeff reviewed December's report (see attached document).
4. Jeff reported details of vehicle stolen from Augusta Drive in early morning of December 28th. Jeff cooperated with Detective Dylan Wilson, Angelina Sherriff's Department, to review security cam video footage in order to ID stolen vehicle, and alleged accomplice, leaving the neighborhood.
5. Jeff reported alleged Home Health business reported being operated out of duplex home on Champions Drive. He is working to get more evidence. Don stated that the city codes allow for this business practice. Jeff will review CCIA covenants and restriction to determine if this is allowed.

III OTHER BUSINESS

1. John proposed we form a committee to put together a strategy/implementation plan to begin strict enforcement of covenants and restrictions in regards to 5.2 Owner's Responsibility – Each owner of a lot or part thereof with an improvement thereon shall be responsible to keep the same in good repair and perform such maintenance as will not to cause the improvements to detract from the appearance or value of the subdivision. Lots of spirited dialogue followed John's recommendation. Jeff will discuss with Jeffrey Bates about the HOAs risk/liability of entering property to perform identified home repairs after 30 day notification period, as state in DCCRs.
2. Jeff reviewed 2019 Operating Results slides for the upcoming February 11, 2020 Annual Meeting. The group discussed potential meeting disruption by intoxicated members and how to handle. We also discussed the likely question about the proposed multifamily project rumored to be built next to the elementary school.
3. The group discussed perfecting the top 5 to 10 liens of delinquent members. Jeff will talk to Jeffrey Bates, attorney, about his opinion on filing lawsuits against delinquent members and if HOA can recover legal fees, other expenses, and unintended consequence of this action.

Next Board meeting will be the Annual Meeting, February 11, 2020 at Crown Colony Country Club.

Hunter adjourned the meeting at 8:30 pm.

Respectfully submitted,

Jeff Portwood, CCIA Manager