



**Minutes of the Board of Directors Meeting
October 16, 2019**

The CCIA Board of Directors' meeting was held at the Crown Colony Country Club on Wednesday, October 16, 2019. The following members were present: Vice President Buford Abeltdt, Secretary Terra Fidone, members – Gil Masters, Scotty West, Nathan Gann and Manager Jeff Portwood. Absent members included: members – Jim Cumbie, John McCoy, Don Langston and President Hunter Haglund.

QUORUM:

A quorum of Board members were present and Jeff Portwood called the meeting to order at 6:35 pm.

I. **OLD BUSINESS:**

1. Minutes from the August 2019 Board Meeting were presented for approval. Buford made a motion to approve minutes and Scotty seconded. Minutes were approved.

II. **NEW BUSINESS:**

MANAGER'S REPORT:

2. Jeff presented the financials as follows as of 9/30/2019:
 - SouthSide Bank – Operating Funds Balance: \$116,913.56.
 - SouthSide Bank Market Account: \$5,328.36.
 - SouthsideBank CD Account: \$101,069.01.

Jeff noted only \$8,349 or 3% in annual dues income was outstanding.

Action Item: Scotty made a motion to accept financials, Buford seconded. Motion carried.

3. Jeff presented the sales contract on a .0550 acre lot at Champions Drive Property 44785 to JT 2011 Investments, LCC. Property is being sold for \$8,115.00 with a closing date of November 29, 2019. Special provisions in the contract included: Buyer shall pay all closing expenses and shall in good faith make every reasonable effort possible to preserve and protect the legacy Live Oak tree existing on the property.
4. Jeff reported on the following administrative, recreational, grounds and security issues:
 - Three homes sold and transferred in Crown Colony during September.
 - A sub-HOA is being formed for the residents of Southern Hills/Riviera streets, primarily for maintenance of upper water bodies.

- The pool officially closed the second week of September. Usage of the pool in 2019 season was up slightly compared to 2018.
- A claim for the repair of the main exit brick column was filed with HOA insurer and driver's insurance company. Philadelphia Insurance (CCIA's insurer) adjustor estimated damage at \$1,235.16 and CCIA deductible is \$1000.
- There were four reported crimes in September including several firearms stolen from vehicles, a stolen vehicle and an attempted break-in.
- Kathy Barret of the architecture committee is working with Melvin Linton's custom home to assure that the building covenant of (52%) concrete product is being used on home.

5. Jeff presented the 2020 Budget for Approval. Proposed budget for 2020 is \$285,097.52 with \$20,000 being set aside for main entrance improvements. The other areas of budgeted expenses include the following:

- Administrative: \$65,950.00
- Security: \$60,975.00
- Recreation: \$30,319.00
- Grounds: \$87,853.52

Action Item: Gil made motion to approve 2020 CCIA budget. Buford seconded. Motion carried.

III OTHER BUSINESS

- Jeff reported that (3) members' terms would be expiring including the following: Don Langston, Gil Masters and Hunter Haglund. Jeff said he will post a notice on CCIA website and monthly newsletter requesting nominations for these positions.

Next Board meeting TBA.

Jeff adjourned the meeting at 8:05 pm.

Respectfully submitted,

Terra Fidone, CCIA Secretary, Board of Directors