



**Minutes of the Board of Directors Meeting
October 20, 2020**

The CCIA Board of Directors' meeting was held at the Crown Colony Country Club on Tuesday, October 20, 2020. The following members were present: President Hunter Haglund, Vice President Buford Abeldt, Secretary Terra Fidone, members – Cooper Castleberry, Jim Cumbie, Veronica Luce, Scotty West and Manager Jeff Portwood. Absent members included: members – John McCoy and Nathan Gann

QUORUM:

A quorum of Board members was present, and Hunter called the meeting to order at 6:40 pm.

I. OLD BUSINESS:

1. September Board minutes were presented.

Action Item: Buford made a motion to accept minutes, Jim seconded. Motion carried.

II. NEW BUSINESS:

MANAGER'S REPORT:

2. Jeff presented the financials as follows as of 9/30/2020:

- SouthSide Bank – Operating Funds Balance: \$103,647.08
- SouthSide Bank Market Account: \$16,137.8.
- SouthsideBank CD Account: \$102,891.35

3. Jeff presented the proposed 2021 CCIA budget. The budget is \$232,042.00 a decrease of \$33,056 from 2020 budget. The decrease in the 2021 budget is due in part to bidding out a lower contract for new grounds/maintenance services. Income for 2021 budget is \$259,000 down \$11,000 from 2020 due to the Champions Drive parcel sale and fewer expected lien releases settlements. Within the Improvement Budget, only the landscape lighting for the front entrance has been approved to date. Other suggested improvements but have yet to be approved by the Board included resurfacing HOA tennis courts and installing new nets, a key fob system for pool gate and digital speed signs.

Action Item: Cooper made motion to accept 2021 proposed budget, Jim seconded. Motion carried.

4. Jeff reported on the following administrative, recreational, grounds and security issues:

- SafeCo submitted a bid of \$9,000 to move the Central Station DVR monitoring for our security cameras on College Drive and Temple BLVD. The bid does not include tunneling under streets to run cables and installing an outdoor enclosure metal box with 2000 BT A/C unit to keep it

recorders protected. Jeff will continue to investigate less expensive ways to keep the DVR continuously recording and have easy access to the data they are storing.

- Pool furniture has been stored away for the season. The pool side handicap chair will need to be repaired. A water leak coming from the pool sidewalk storm drain is being investigated to determine the source.
- The man arrested for criminal trespassing and property damage of the HOA swimming pool in July is out on bond. A warrant is still out on the woman who accompanied him.
- Groundskeeper/Maintenance prepared bid prospectus have been completed and are being put out for bids.
- Letters have been mailed out to 33 homeowners whose homes need improvement on their curbside appeal. Jeff reported some progress is being made with homeowners.

III OTHER BUSINESS

- Jeff reiterated that he would the Board to consider the following improvements to the neighborhood with an estimated cost of \$30,000. These projects include resurfacing HOA tennis courts, updating landscaping at the other entrances, key fob system for HOA pool, and solar powered electronic speed signs.

Next Board meeting TBA.

Hunter adjourned the meeting at 8:12 pm.

Respectfully submitted,

Terra Fidone, CCIA Secretary, Board of Directors