



**Minutes of the Board of Directors Meeting
September 22, 2020**

The CCIA Board of Directors' meeting was held at the Crown Colony Country Club on Tuesday, September 22, 2020. The following members were present: President Hunter Hagland, Vice President Buford Abeldt, Secretary Terra Fidone, members – Nathan Gann, Cooper Castleberry, Jim Cumbie, Veronica Luce, and Manager Jeff Portwood. Absent members included: members – John McCoy and Scotty West

QUORUM:

A quorum of Board members were present and Hunter called the meeting to order at 6:38 pm.

I. OLD BUSINESS:

1. There was no old business to report.

II. NEW BUSINESS:

MANAGER'S REPORT:

2. Jeff presented the financials as follows as of 8/31/2020:
 - SouthSide Bank – Operating Funds Balance: \$120,726.01.
 - SouthSide Bank Market Account: \$16,137.55.
 - SouthsideBank CD Account: \$102,891.35.

Jeff noted that \$7,987.41 from the sale of the .0550 acre lot at Champions Drive entrance was deposited into the Southside money market account.

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

3. Jeff presented the preliminary 2021 CCIA budget. Proposed budget is \$265,098.00 with the actual revenue of \$256,000.00. He also reported that to date 32 HOA members are delinquent on dues with a total outstanding to be collected at \$9,358.00.
4. Jeff reported on the following administrative, recreational, grounds and security issues:
 - SafeCo will now provide UL Central Station DVR monitoring for our security cameras on College Drive and Temple BLVD replacing SuddenLink.
 - During July, two adults from the Colony Apartments broke into the HOA pool causing property damage. LPD arrested the man for criminal trespassing and a warrant is still out for the woman. Video surveillance was provided to the LPD to identify these individuals. An estimate of \$750 in damages/administrative costs was incurred and filed with LPD.
 - The pool closed the day after Labor Day, September 8th.

- The HOA grounds keeper's (Geno) 3-year contract will expire on December 31, 2020. Jeff has put together a comprehensive job description identifying all job duties and responsibilities. In the coming weeks, Jeff will request bids from area contractors.
 - A visual survey of neighborhood was done in order to identify homes in need of exterior structural improvements which may "detract from the appearance of value of neighborhood" thereby affecting adjacent homes' values. Jeff identified 33 homes in need of some exterior repair. He noted that almost half of those homes were rental properties. He will send out letters this month asking for homeowners to make the necessary improvements.
5. Jeff presented a schematic of the new apartment complex (Stonebridge Apartments) under construction next to Anderson Elementary. He reported that the complex will have 168 upscale units with high end appliance and finishes. The complex will have its own swimming pool and club.

III OTHER BUSINESS

- Jeff would like the Board to consider in future budgets the following improvements to the neighborhood including; 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 8:15 pm.

Respectfully submitted,

Terra Fidone, CCIA Secretary, Board of Directors