2020 Annual Report

February 9, 2020

Meeting Cancelled Due to COVID-19 Risk

- 2020 Annual report posted on CCIA website www.lufkincrowncolony.com

- Announcement of New Board Members will be made on February 15, 2021

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IMPROVEMENT ASSOCIATION, INC.

Manager's Report

- Financial Summary
- Sources of Income
- Operational Expense
- Initiatives & Improvements
- 2020 Improvement Projects
- 2021 Improvement Initiatives

Financial Summary -2020

SouthSide Business Checking Account – Operating Funds

Beginning Balance 1/1/2020……………. $59,177.65

Deposits……………………………………………..$270,323.72

Interest…..……………………………………………..$200.53

Withdrawals………………………………………...($276,110.57)

Ending Balance 12/31/2020………………..$53,591.33

Financial Summary -2020

SouthSide Money Market Account – Reserve Fund

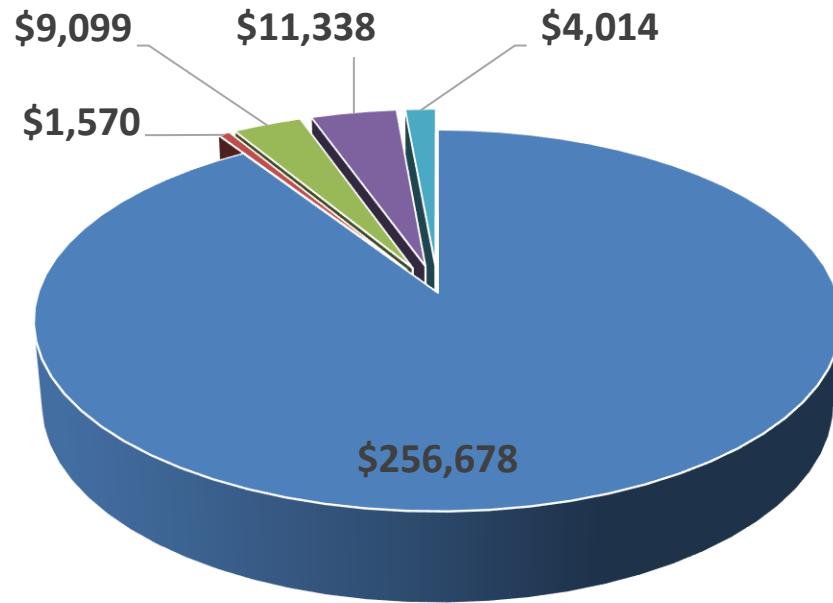Beginning Balance 1/1/2020……………$5,329.89

Deposits……………………………………….$10,805.23

Interest…………………………………………….$3.51

Withdrawals……………………………………….$0.00

Ending Balance 12/31/2020……………$16,138.63

Financial Summary -2020

SouthSide CD Account - Reserve Funds

Beginning Balance 1/1/2020……………..$101,578.50

Interest Earned……………………………………$1,364.72

Ending Balance 12/31/2020………………$102,943.22

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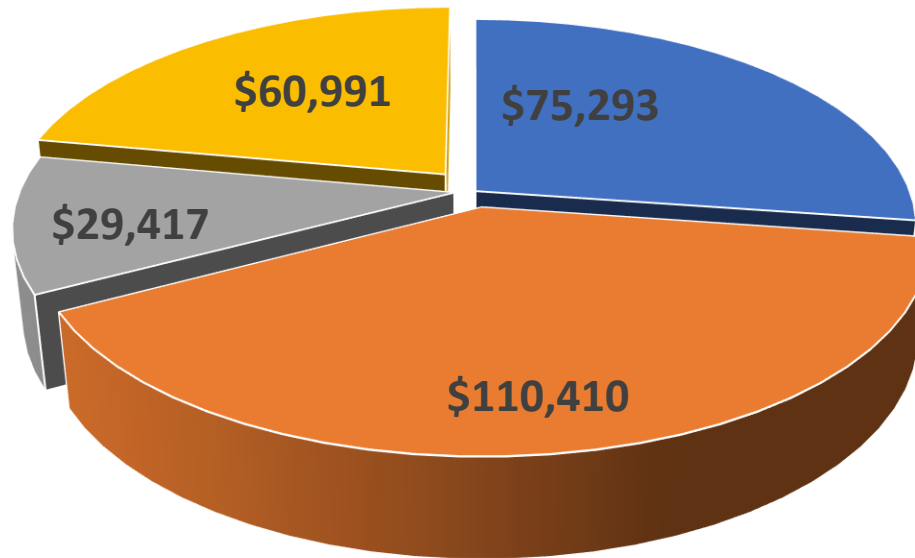
2020 Initiatives and Improvements

- Renovated flower beds, edging, added ornamental trees, shrubs, flowing plants and sod at main entry of subdivision.

- Repaired damaged brick column at main entry.

- Installed new tennis court wind screen and added restroom access door.

- Sold .0550 acres of unusable vacant property on Champions Drive.

- Purchased new office computer and software.

- Safely navigated COVID-19 requirements and restrictions at swimming pool.

- Negotiated new annual Grounds & Swimming Pool Services Contract with Curtis Messer.

- Contacted homeowners (30) whose homes were identified as in need of exterior repairs and/or improvements. The primary focus was on those properties "that *detract from the appearance or value of the neighborhood". Most were rental properties. This is an ongoing initiative.*

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2020 Swimming Pool Usage
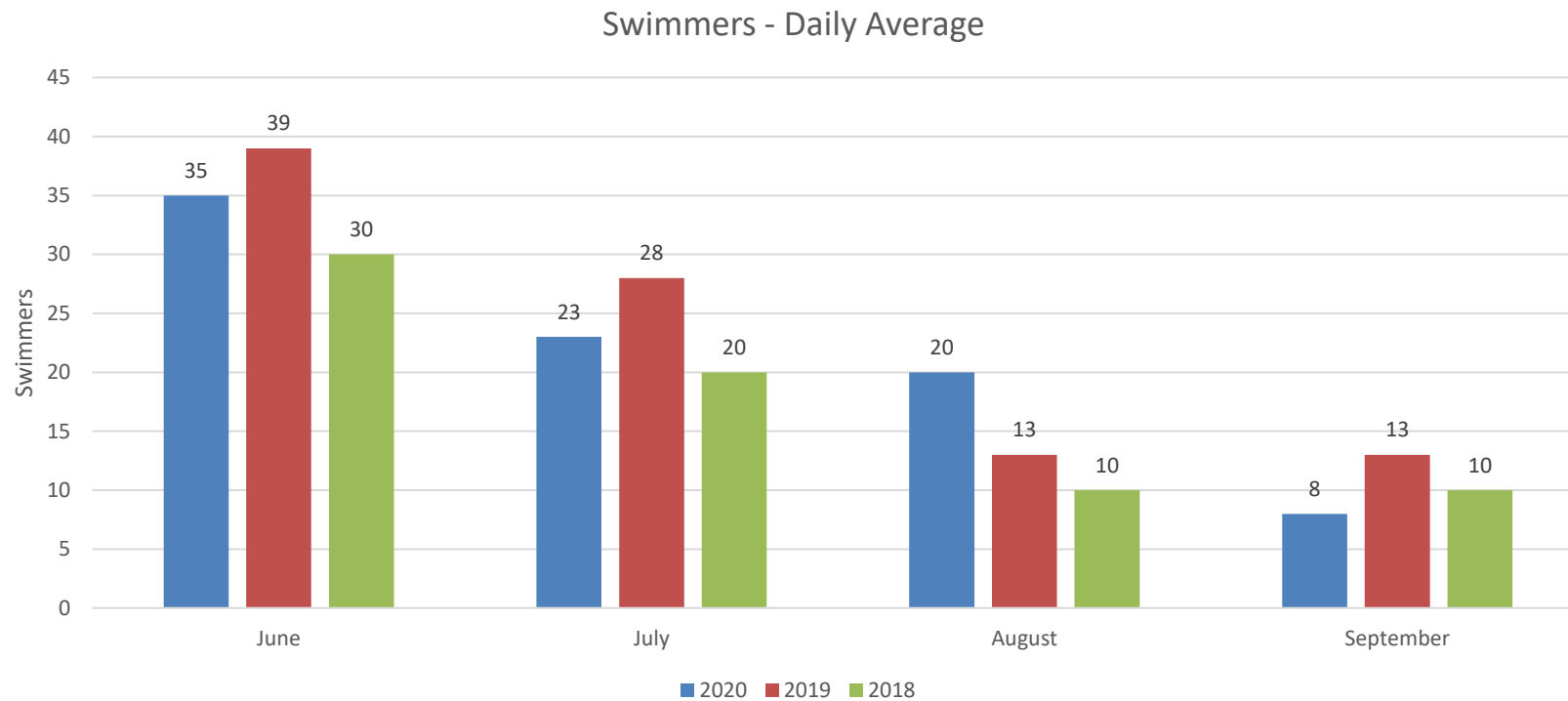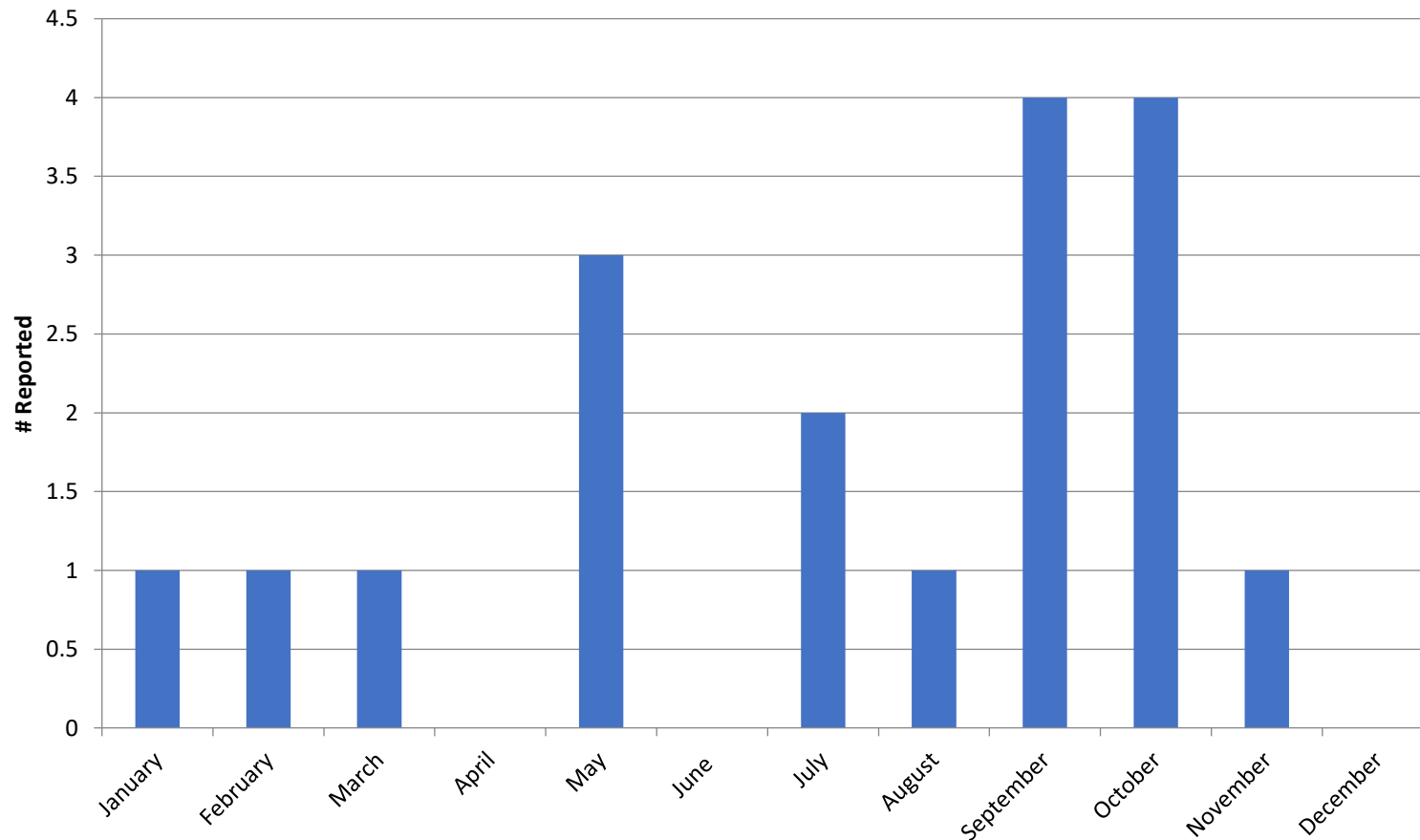
Swimmers - Daily Average

Delinquent Member List

Property Owner	Mailing Address
Baldridge, Christerpher M. & Ashli Y.	206 Mission Hills Drive
Benson, Johnathan A. & Sarah A.	4 Columbia Court
Brown, Chase & Krista	112 Southern Hills Drive
Cheshire, Helen	4411 Champions
Clark, Carla Streeter	1630 Chandler Ln.
Dean, Dr. Odell Jr. M.D. & Debra F.	5105-5507 Champions
Escape 4 Properties,LLC	17 Walden Ct.
Levens, Richard A.	508 Winged-Foot Drive
Meyer, David Properties	19 Columbia Ct.
Noble, Kimberlee	102 Spyglass
Phillips, Sarah	207 Westchester
Smith, Bradley W. and Toni	#6 Glenview Court
Todd, Holly - Whitworth, John Wyman	902 Champions
Todd, Shawn & Holly	5 Champions Hill Drive
Varner, Jaimee & Matthew	#3 Oakmont Court
Brown, Kent	306 Innisbrook Dr.
Buchanan, Jeffrey and Heather	309 Sawgrass
Jeffery, Charles and Barbara	105 Rancho Mirage
LeMaster, Theresa Rudy	912 Augusta
Moore, Richard W. Estate	100 Innisbrook
Rhame, Charles M. and Elizabeth L.	805 Augusta Dr.
Ruckman , Deborah Oshann	208 Cascade Ct.
Stripling, John & Kimberly	5430 Champions Drive
Sullivan, Wade & Vida	103 Deerfield
Dixon, Joshua & Stephanie	203 Crown Colony Drive

- 25 – Delinquent
- 10 – Chronic
- $25,000+ dues & other outstanding fees
- Liens filed

2021 Initiatives and Improvements

- Rejuvenate Temple Blvd. entryway flower beds, shrubs, trees, landscaping, and irrigations.

- Repair USA and Texas flag night spotlights.

- Add flag night spotlights to old fountain flags

- Repair old and add new landscape lighting to main entry.

- Install tennis court practice backboard.

- Continue implementation of plan to address homes that *"detract from the appearance or value of the neighborhood".*

- Continue to encourage delinquent members to settle accounts.

- Continue with vehicle speed awareness sign campaign around neighborhood.

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