



**Minutes of the Board of Directors Meeting
February 25, 2021**

The CCIA Board of Directors' meeting was held at the Crown Colony Country Club on Thursday, February 25, 2021. The following members were present: President Hunter Haglund, Vice President Buford Abeldt, Secretary Terra Fidone, members – Cooper Castleberry, Veronica Luce, Scotty West, Jim Barrett and via cell phone, Manager Jeff Portwood. Absent members included: members – Nathan Gann and Stephen Raley. Guest: Curtis Messer, new CCIA grounds and pool services contractor.

QUORUM:

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

I. WELCOME:

1. Jeff introduced the newly hired CCIA grounds and pool maintenance contractor, Curtis Messer.
2. Jeff also welcome new CCIA board members including Jim Barrett, Stephen Raley and re-elected board member, Buford Abeldt.

II. OLD BUSINESS:

1. With 43% of the CCIA membership casting their votes, the official vote count was as follows: Buford Abeldt (342 votes), Stephen Raley (306 votes), Jim Barrett (256 votes) and Jim Rush (207 votes).

III. NEW BUSINESS:

1. Nomination of 2021 Officers: The slate of officers included Secretary - Veronica Luce, Vice President - Buford Abeldt, President - Hunter Haglund.

Action Item: Buford motioned to accept slate of officers, Jim Barrett second motion. Motion carried.

2. Jeff reviewed the 2020 Annual Meeting Report which was emailed to HOA members and posted on CCIA website. The annual report included the 2021 Initiative and Improvements including:
 - Improvement of Temple Blvd entryway landscaping.
 - Repair and add lighting to flag poles.
 - Install tennis court backboard.
 - Collect delinquent members' dues.
 - Continue with vehicle speed awareness campaign.

Action Item: Buford made motion to accept 2020 CCIA Annual Report. Scotty West seconded. Motion passed.

MANAGER'S JANUARY REPORT:

3. Jeff presented the financials as follows as of 1/31/2021:
- SouthSide Bank – Operating Funds Balance: \$133,402.47.
 - SouthSide Bank Market Account: \$16,138.90.
 - SouthsideBank CD Account: \$102,995.11.

Jeff suggested moving the market account balance into the CD account in July (the maturity date). Jeff noted that 81% of homeowners' dues were collected as of 2/25/21.

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

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

Administrative:

- Updated website.
- Continue to collect members' email addresses. 80% of HOA email addresses are in the CCIA data bank.
- Hired Curtis Messer as the new lawn and pool maintenance contractor. Performed an orientation for Curtis and enrolled him in a virtual class on the pool treatment and maintenance certification.
- Prepared 7 home transfer certifications.

Recreation:

- General grounds maintenance and leaf removal.

Grounds:

- Making repairs to flower beds, landscape lighting and columns at entry ways where damaged had been done by vehicles.

Security:

- One theft reported at a home under construction. Tools were stolen from a work trailer parked on the site.

IV **OTHER BUSINESS**

- None

Next Board meeting TBA.

Hunter adjourned the meeting at 7:49 pm.

Respectfully submitted,

Terra Fidone, CCIA Secretary, Board of Directors