



**Minutes of the Board of Directors Meeting
July 13, 2021**

The CCIA Board of Directors' meeting was held at the Crown Colony Country Club on Tuesday July 13, 2021. The following members were present: Manager Jeff Portwood, President Hunter Haglund, Vice President Buford Abeltd, Secretary/Treasurer Veronica Luce, members – Jim Barrett and Scotty West. Absent members included: members – Cooper Castleberry, Terra Fidone, Nathan Gann and Stephen Raley.

QUORUM:

A quorum of Board members were present and Hunter called the meeting to order at 6:00 pm.

I. OLD BUSINESS:

1. Jeff discussed several complaints from neighbors about neighbors that he has been working on.

II. NEW BUSINESS:

1. There was discussion to change the covenants to help restrict repeat violations.
2. Jeff also mentioned that a homeowner approached him about striping lines on the streets for bike riders and walkers to help with safety. Hunter said that he was not sure we could do this since it is city streets, but we may want to check on a grant for sidewalks.

MANAGER'S JUNE REPORT:

3. Jeff presented the financials as follows as of 6/30/2021:
 - SouthSide Bank – Operating Funds Balance: \$172,523.76.
 - SouthSide Bank Market Account: \$16,140.23.
 - SouthsideBank CD Account: \$102,995.11.

Jeff reported that he would be moving the market account balance into the CD account on July 23rd (the maturity date).

Jeff noted that there we almost \$10,000 unexpected expenses, but he said we are still on tract financially with the budget.

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

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

Administrative:

- Prepared 8 home transfer certifications.
- Fielded numerous calls for HOA members, realtors, and title companies.
- Prepared monthly report

- Successful with protests of HOA properties market valuation by Angelina County Appraiser. Basically, settled at least year's market values.

Recreation:

- Tennis court fence repaired.
- Operations of pool for first full month; challenges with chemical level due to very warm temperatures, pool attendants doing a good job.
- Installed new State required signs for pool.
- Cut/removed several dead palm trees, ones that have survived were trimmed up.

Grounds:

- Replaced (no charge) dead live oak tree at Temple Blvd.
- Adjusted irrigation system watering stations.
- Replaced new (green) 30 MPH Speed Limit, "Please Slow Down" signs.
- Routine grass mowing and edging weekly.
- Routine trash pick-up around the neighborhood.

Security:

- One crime reported in the neighborhood during June/Pistol & jewelry stolen from home on Innisbrook

III OTHER BUSINESS

- Jeff mentioned working with Roger Lindsey with Oncor about several power outages. He also said he would be talking again to Wes Suiter after the election, about what he can do to help with safety in the neighborhood.

Next Board meeting TBA.

Hunter adjourned the meeting at 6:55 pm.

Respectfully submitted,

Veronica Luce, CCIA Secretary/Treasurer, Board of Directors