



Annual Meeting/February 8, 2022

The CCIA Annual meeting was held at the Crown Colony Country Club on Tuesday February 8, 2022 at 7:00pm. The following members were present: Manager Jeff Portwood, President Hunter Haglund, Vice President, Buford Abeldt, Secretary/Treasurer Veronica Luce, members – Jim Barrett , Cooper Castleberry, Nathan Gann, Scotty West and Stephen Raley as well as 37 Crown Colony homeowners.

QUORUM:

Jeff called the meeting to order at 7:10pm.

1. Hunter welcomed everyone to the meeting, and thanked Crown Colony for allowing the board to meet every month. He also introduced the CCIA board as following:

Hunter Haglund-President-2023

Buford Abeldt-Vice President -2023

Veronica Luce-Secretary/Treasurer-2023

Members-

Jim Barrett-2024

Cooper Castleberry-2024

Stephen Raley-2024

Outing members-

Terra Fidone/Scotty West/Nathan Gann

New members-

Joyce Johnson-Bemus

Dr. Matt Lowe

Scotty West (renewed)

An agenda of the meeting was presented/questions and comments to follow.

2. Jeff reported that landscaping expenses were up due to weather and that there was a challenge right now getting liquid chlorine for the pool. He also reminded everyone that the website had updated meetings and information helpful to homeowners- lufkincrowncolony.com
3. Jeff presented 2021 financials and documents, reporting that a majority of the income comes from annual dues. He also reported that there were 43 delinquent accounts, 17 of these being chronic. After 3 years delinquent he will do a lien on the property. He mentioned there were about 60 house turnovers/purchases a year.
4. Jeff reported that the crime report was averaging about 1 a month, some due to vehicles not being locked. He also reported that there was several plants stolen and there was a case assigned through the police department. The cameras did pick up the theft and he would be notified of the status of the investigation. The 13 cameras had been upgraded and record 24/7.
5. An improvement initiative plan for 2022 was presented for discussion.

QUESTIONS & COMMENTS:

- A homeowner mentioned having the streets striped for safety of walkers and bikers. Jeff said this had been discussed at several board meetings and at this time the board was not sure how it could work. Several suggested doing speed bumps and Jeff said they would call and request this through the city and it would be considered according to speed areas. A majority of homeowners felt this was needed or solar speed signs.

- Several questions were asked about the reserve funds. Hunter explained that the board approved years ago to keep at least \$100,000 in the account in case side private entrances need to be repaved.

- More security cameras were suggested. Jeff informed homeowners of the responsibilities of the security patrol. Everyone agreed to keep the service now since their presence did deter some crime. He also said you can go to the website when you are going on vacation and request security to check on your house while gone.

- Questions were asked about the water leak and drainage at the first entrance. Wes Suiter reported that TXDOT had been informed and would be addressing the issue.

2021 Annual Report and documents are attached and on the website- lufkincrowncolony.com

Hunter adjourned the meeting at 8:05 pm.

Respectfully submitted,

Veronica Luce, CCIA Secretary/Treasurer, Board of Directors