



Improvement Association, Inc.

Minutes of the Board of Directors Meeting

June 12, 2023

The CCIA Board of Director's meeting was held at Crown Colony Country Club on Monday, June 12, 2023. The following members were present: Manager Cooper Castleberry, President Buford Abeltd, Vice President Jim Barrett, Secretary/Treasurer Veronica Luce, members – Stephen Raley and Scotty West

A quorum of Board members was present and Buford called the meeting to order at 1:05pm.

OLD BUSINESS:

1. Cooper mentioned that the tennis and pickleball courts were complete and paid in full.
2. Jim suggested that we meet more often, everyone agreed every other month unless something comes up that we need to discuss. Cooper said sometimes issues can be resolved with emails.
3. Cooper reported that the pool did open Memorial Day weekend. A few issues were reported with guest coming that do not reside in the neighborhood. Cooper mentioned he had attendants on Thursday -Sunday which is what has been done in the past and he would keep an eye on the situation.

NEW BUSINESS:

1. Cooper said he purchased new signs for the pool and tennis area, you could not read old ones.
2. Cooper mentioned he would like to come up with a plan for fines for homeowners that will not obey rules.
3. Cooper reported that homeowners on #18 were having drainage problems, with flooding in yard and homes. He is working with the country club on this issue since it is on club property.
4. Jim mentioned changing the bylaws so homeowners cannot purchase new homes for rentals. Cooper said he could get Thigpen to look at the covenants so we can get it updated. Everyone agreed that future sales could not be for income producing properties. If there are rentals now they could be grandfathered, but once transferred or sold they would not be able to rent property.
5. April and May financials were approved by Stephen Raley and seconded by Jim Barrett motion carried.

Buford adjourned the meeting at 2:00 pm.

Next Board meeting August 2023, date TBD.

Respectfully submitted, Veronica Luce, CCIA Secretary/Treasurer, Board of Directors