



**Minutes of the Board of Directors Meeting  
March 7, 2023**

The CCIA Board of Director's meeting was held at Crown Colony Country Club on Tuesday, March 7, 2023. The following members were present: Manager Cooper Castleberry, President Buford Abeltd, Vice President Jim Barrett, Secretary/Treasurer Veronica Luce, members – Hunter Haglund, Jerry Highnote, Joyce Johnson, Dr. Matt Lowe, Stephen Raley and Scotty West

A quorum of Board members was present and Buford called the meeting to order at 12:03pm.

**OLD BUSINESS:**

1. Review/approval of February minutes-Jim made a motion to accept, Jerry seconded. Motion carried.
2. Review/approval of financials presented-Matt made a motion to accept, Stephen seconded. Motion carried. Cooper went over the budget and said he had collected about \$250,000 in dues and working on past due accounts. He also said he would be working on cleaning up past due accounts that may actually not be past due but recorded wrong. He did hand out a past due list with \$23,000 from 10 homeowners past due 4 years or more. \$13,000 from 4 homeowners past due 5 years or more and only 55 were behind on their 2023 dues with a balance of \$16,500.
3. Cooper mentioned the mess up on billing with Real Graphics and that he would meet with them soon to keep it from happening next year.
4. Cooper also reported that the website was fixed and he purchased virus protection so this will not happen again. He said he would be updating information on our site soon.

**NEW BUSINESS:**

1. Buford handed out a flyer of most frequent asked questions on our covenants so that everyone can be familiar with these in case asked by a homeowner. He also suggested we do not meet every month unless something needs approval and then a special meeting can be called. The plan would be to meet in June, September and December.
2. Buford and Cooper met with Police Chief David Thomas at the City of Lufkin. David said he would park unmanned police cars in the area to help with our speeding problem and he would also have more cars patrol the neighborhood. David did mention that the city would not put in speed bumps. Cooper said he was requesting a 4-way stop at Brentwood and the city would be doing a study to see if we qualify.
3. Cooper reported that a company had been cleaning up 12 Windsor Ct to prepare for pre-foreclosure.
4. There was discussion on the fountain and flags, Cooper is working on getting new bowls and plants, etc. Buford said they would get more information for the next meeting.
5. Cooper had been asked to get quotes on resurfacing the tennis courts. He reached out to three businesses and got a bid from two. The lowest bid would be \$7,500 for one tennis court and then

\$10,000 for two pickle balls courts. He mentioned that he would also need poles and nets for the pickle balls courts for about \$4250. Jerry made a motion to accept, Matt seconded. Motion carried. Everyone agreed that new tennis lighting would have to be done next year.

Buford adjourned the meeting at 12:55 pm.

**Next Board meeting June 2023, date TBD.**

Respectfully submitted,

Veronica Luce, CCIA Secretary/Treasurer, Board of Directors