



**Minutes of the Board of Directors Meeting
September 21, 2023**

The CCIA Board of Director's meeting was held at Crown Colony Country Club on Thursday September 21, 2023.

The following members were present: Manager Cooper Castleberry, President Buford Abeldt, Vice President Jim Barrett, Secretary-Veronica Luce, members – Jerry Highnote, Matt Lowe, Stephen Raley and Scotty West.

A quorum of Board members was present and Buford called the meeting to order at 12:02pm.

OLD BUSINESS:

1. August minutes were approved by Jerry and seconded by Stephen, motion carried.
2. Cooper presented the financials, even with the court renovations we will still be under or meet the budget. Financials were approved by Jerry and seconded by Stephen, motion carried.

NEW BUSINESS:

1. Discussion was made about a policy for leasing of single family residences. The policy was discussed and marked for changes. Several homes in the neighborhood are being used for rental. Cooper was going to get more information on what we are allowed to enforce and bring to the next meeting to be approved.
2. Cooper informed everyone that our security company that we had a contract through May 31, 2025 has sent a new contract since either party can cancel with a 30 day notice. The new contract would be going from \$53,524.80 plus tax a year (\$57,960.00) to \$131,040 plus tax per year (\$141,850.80). Everyone agreed we could not do that so we would cancel this service, giving them a 30 day notice.
3. Cooper gave out information and approximate pricing for a new service for automatic gate closures and cameras. The cameras notify of stolen vehicles by plates and are solar powered. There will be an installation cost and yearly fee for monitoring. The board gave Cooper the authority to pursue the license plate camera proposal and automatic gate closures.
4. Everyone agreed that we should be able to have information regarding rental properties to present to homeowners at the February annual meeting.

Buford adjourned the meeting at 1:09 pm.

Next Board meeting date TBD.

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