



Minutes of the Board of Directors Meeting

June 12, 2024

The CCIA Board of Director's meeting was held at Crown Colony Country Club on Wednesday, June 12, 2024. The following members were present: Manager Cooper Castleberry, President Buford Abeldt, Vice President Jim Barrett, Members Hunter Hagland, Jerry Highnote, Joyce Johnson, Scotty West and guest Tom Darmstadter.

A quorum of Board members were present and Buford called the meeting to order at 5:04 pm followed by an opening prayer.

Tom gave a brief update on the Racetrac Truck Stop.

Cooper reported the Property and Manager/Director's Insurance has been renewed.

Also discussed was a searching for a HOA attorney and Cooper and Buford will begin searching for one.

Cooper went over the financials and it was discussed if it would be prudent to take \$75,000.00 out of the SouthSide Checking account and add it to the Raymond James CD to replenish the \$100,000.00 that was previously in the Raymond James account.

The board also discussed whether to discontinue allowing rental, Airbnb and Vrbo. No action was taken.

Cooper reported a lot of activity at the pool, tennis court and pickleball court. The pool currently has an attendant working Thursday- Sunday.

The umbrellas at the pool were damaged by the recent wind and storms and will need to be replaced and some of the flowers at the entrances will also need replacing.

Cooper will begin researching on the possibility of installing a keyless system for the pool and court gates.

Cooper reported that there have been some issues with Engie and there may be need in the future to look at changing electric providers.

Scotty presented a proposal for the board to approve a variance for a tract of land (14.7 acres) that he is in the process of purchasing. The property is located on the South East side of Champions. Scotty is asking for access to the subject property that is located behind the Warner/Denman lot to construct a single driveway to the 14.7 acres.

Motion to adjourn was made by Jim and seconded by Scotty.