



**Minutes of the Board of Directors Meeting  
October 15, 2024**

The CCIA Board of Director's meeting was held at Crown Colony Country Club on Tuesday October 15, 2024.

The following members were present: Manager Cooper Castleberry, President Buford Abeldt, Vice President Jim Barrett, Secretary-Veronica Luce, members – Hunter Haglund, Joyce Johnson, Scotty West.

Guest: Becca Cota      Absent were Jon Bate, Jerry Highnote and Dr. Matthew Lowe.

A quorum of Board members was present and Buford called the meeting to order at 12:05pm.

**OLD BUSINESS:**

1. September minutes were approved by Jim and seconded by Scotty, motion carried.
2. Cooper presented the financials. Legal cost were not planned for engineering fees for the RaceTrac lawsuit. \$26,000 has been spent with another \$15,300 being paid in 2025. The Flock Bill of \$19,000 will be coming up in November, this was budgeted already. Even with the unexpected fees Cooper feels we will still meet budget at 24% of expenses left with only 25% of the year remaining. Financials were approved by Joyce and seconded by Scotty, motion carried.

**NEW BUSINESS:**

1. Cooper suggested updating the bylaw, the parking in the streets were still a big concern and the bylaws do not address this correctly as well as other things were out of date. Solicitation in the neighborhood was addressed, this cannot be prevented according to the city this is allowed expect before 7am and after 7pm. Cooper also mentioned 3 unrelated disabled ladies were renting a home on 14 Walden Ct. According to the Disability Act we cannot deny them rent in the neighborhood even if not same family rental.
2. Cooper reported court and pool usage, and everyone discussed to still keep the pool open through September. He also reported court screen and fence damage from storms and that he has notified Morgan Insurance . Also Cooper said there is a lot of complaints about late tennis and pickleball play. He has set the timers to they cannot be turned back on after 10:15pm.
3. Cooper asked if he could accept online payments through Anchor V-5 Solutions and the homeowner would be paying the fee to pay online. Everyone agreed this was a great idea. The HOA would only be paying \$30 a month for January, February and March. If anyone wanted to pay with a credit card they would have to do during that time frame or write a check.
4. There was a lot of discussion on lawn maintenance care issues and everyone agreed to get new bids since Curtis's contract was coming up. Cooper said he would revise his duties to not include pool maintenance and he would have to get bids from local pool companies for that. Ms. Cota also mentioned that as a realtor it was not pleasing to show prospective homeowners the subdivision when the landscaping was not its best.

5. During closed session the 2025 budget was discussed for approval at next meeting with two different options. Further discussion at next meeting on more details.

Buford adjourned the meeting at 1:05 pm.

**Next Board meeting date TBD.**

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