



**Minutes of the Board of Directors Meeting  
December 17, 2024**

The CCIA Board of Director's meeting was held at Crown Colony Country Club on Tuesday December 17, 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. Via phone: Jon Bate

Not present: Jerry Highnote and Dr. Matthew Lowe.

A quorum of Board members was present and Buford called the meeting to order at 12:07pm with an invocation.

**OLD BUSINESS:**

1. November minutes were approved by Veronica and seconded by Scotty, motion carried.
2. Cooper presented the November financials explaining there was nothing to highlight since we were not over or under budget and the only unexpected expenses was legal fees for the RaceTrac. Financials were approved by Joyce and seconded by Hunter, motion carried.

**NEW BUSINESS:**

1. Cooper said yearly invoices would be sent out in January with the 10% dues increase and an option to pay with a credit card with a fee at the homeowner's expense. He said the QR code would be on the bill and also on the website to access. He reported that Incumbents Joyce Johnson and Matt Lowe and New Candidates Sarah Morgan and Billy Ray would be on the ballot that would be included in the mailing.
2. Cooper mentioned that he was asked to get a handbook for board members for their expectations of their role including how many meetings they could miss and any conflicts of interest.
3. Cooper also mentioned he was not having much luck getting a pool service, but had someone interested that was not certified. Cooper is trying to get information how he could get certified. He does have a maintenance guy that was going to bid on the lawn that had a crew to keep up with the appearance. He mentioned he would be letting Curtis know after Christmas that his contract would not be renewed, giving him a 60 day notice.
4. Cooper said he had lights replaced by the flags that were under warranty, and also screens and fence repair was in the works with help from insurance company.
5. Cooper also reported that the gate to College Drive entrance was not working on the inbound side and was fixed last week with no cost.
6. Cooper mentioned he would be replacing chairs and chaise lounges at the pool for summer 2025.
7. Discussion was made on the appeal status of the RaceTrac progress. Buford said he was in mediation a full day and that RaceTrac was considering a retainer wall backing up to Walden Ct and replanting trees, and

possible no overnight parking. The deadline for the final appeal is in January, and if not agreed or accepted the matter would go to trial.

Buford adjourned the meeting at 1:05 pm.

**Next Board meeting January 14, 2025**

Respectfully submitted, Veronica Luce, CCIA Secretary/Board of Director