



**Minutes of the Board of Directors and Annual Meeting
February 11, 2025**

The CCIA Board of Director's meeting was held at Crown Colony Country Club on Tuesday February 11, 2025.

The following members were present:

Manager Cooper Castleberry, President Buford Abeldt, Vice President Jim Barrett, Secretary-Veronica Luce,
Members – Jon Bate, Hunter Haglund, Jerry Highnote, Joyce Johnson, Billy Ray and Sarah Taylor.

A quorum of Board members was present and Buford called the meeting to order at 5:30pm with an invocation.
Buford welcomed new board members, Billy Ray and Sarah Taylor.

OLD BUSINESS:

1. December minutes were approved by Jim and seconded by Jon, motion carried.
2. Cooper presented the January financials explaining the check for \$26,000 for flood plan analysis has not cleared yet and he will check on the status, and we will be owing 2 more checks in 2025. He reported the only unexpected expenses was the fees for the RaceTrac. Financials were approved by Sarah and seconded by Billy, motion carried.

NEW BUSINESS:

1. Cooper said yearly invoices were sent out. The total assessment was \$354,577, \$198,589 collected, \$156,074 outstanding. The online credit card payments of \$13,310 did not charge the fee to the homeowner as agreed and he would be contacting Valena Spradley on this and showing that fee as an expense if we cannot recoup it.
2. Cooper mentioned he hired Yarborough yard service paying him \$500 a week. He also hired Peak Pool Care for \$500 month when the pool is closed and \$500 week when it is open.
3. Cooper also mentioned he was working with Morgan Insurance on claims for the windscreens and broken poles and repairing the fence. He also said he would be getting pricing for new pool furniture.
4. Buford presented the Conflicts of Interest Policy to be adopted. The policy was approved by Jim and seconded by Billy, motion carried.
5. There was a closed session discussing Curtis Messer's contract dispute.
6. There was an election of board positions with Veronica Luce accepting the position to continue as secretary for one more year and Joyce Johnson as the new president and Jerry Highnote as vice-president. These positions were approved unanimously by all.
7. Cooper recommended Eric Neill as our attorney for legal council, \$275 an hour and \$100 an hour for legal assistance. This was approved by Jerry and seconded by Jon, motion carried.

Buford adjourned the meeting at 6:35 pm.

FOLLOWED BY ANNUAL MEETING AT 7:00PM

1. Buford opened up the annual meeting introducing new board members Billy Ray and Sarah Taylor and thanked outgoing member Matt Lowe and Scotty West.
2. Cooper presented end of year financials as well as important things to know throughout 2024, these items discussed will be available on our website.
3. There was discussion about delinquent dues of homeowners. There was a vote to post actual names of those homeowners at the 2026 annual meeting of dues over 3 years old. Homeowners would be notified to give them a chance to pay before their names would be posted. This was approved by homeowners Chuck Griffith and seconded by Robert Telford, motion carried to approve this posting of names in 2026.
4. Tom Darmstadter, Jr also made a presentation of the status of the RaceTrac legal issue.

Annual meeting was adjourned at 8:40pm

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