



**Minutes of the Board of Directors Meeting
March 18, 2025**

The CCIA Board of Director's meeting was held at Crown Colony Country Club on Tuesday March 18, 2025.

The following members were present:

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

A quorum of Board members were present and Joyce called the meeting to order at 12:05pm with an invocation.

OLD BUSINESS:

1. February minutes were approved by Jim and seconded by Billy, motion carried.
2. Cooper reported on the financials explaining the insurance claim on recreational repairs, and that we would be getting a total of \$27,000 on insurance claims. He also said dues were ahead 2% from last year, but there was a 10% increase.
3. February financials were approved by Buford and seconded by Jerry, motion carried.
4. Cooper also asked to move the \$12,200 from the grounds budget to recreation since we no longer had Curtis in the budget. This was approved by Billy and seconded by Buford, motion carried.
5. He mentioned that the check from Sappington had still not cleared. Jon suggested he call them and figure out if they had even received this payment and to check on the status.

NEW BUSINESS:

1. Cooper reported that the office had a new parking lot provided by the landlord.
2. Cooper mentioned he would be getting prices on pool furniture to get ordered before the pool opens in May.
3. Cooper also mentioned Tom Darmstadter sent a letter to Sappy's on our behalf asking them to get up to Crown Colony HOA standards.
4. Cooper reported the new lawn service was mowing twice a month and would start weekly in April.
5. There was a lengthy discussion on the piles of dirt and rubbish on hole #18. Cooper said several homeowners had been complaining about this for months. Cooper was going to discuss this at the CCCC board meeting and ask that this be moved to a different location. Veronica mentioned this was supposed to have been done by spring since the renovation was over, but they keep adding to the pile and everyone agreed it was an eyesore. Jim agreed to report back on this matter.
6. Cooper reported about delinquent dues, Billy volunteered to help him with this and to report back next meeting.

7. Cooper said the country club parking lot had several car break-ins last week. He was able to pull videos of the vehicle but the car had the front and back license plates blacked out.
8. Joyce reported on the Racetrac hearing and said each side was given 20 minutes to plead their case. She said we should have an answer on the hearing in 4-5 weeks.
9. Cooper said there were issues with homeowners not getting approval from the ACC about reroofing their homes on #1 tee box to match the others townhomes. Hunter said the committee was going to meet and bring a proposal on what they should do.
10. Cooper ended the meeting informing the board that Curtis Messer was suing the HOA for \$12,876 plus \$400 court fees for his breach of contract. Everyone agreed to let Erica Neill handle this and to counterclaim to file to recoup her expenses.

Joyce adjourned the meeting at 1:10 pm.

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