

CCIA Board of Directors Meeting
May 13, 2025

The CCIA Board of Directors meeting was held at Crown Colony Country Club on Tuesday,
May 13, 2025.

The following members were present:

Manager – Cooper Castleberry, President – Joyce Johnson, Members – Jerry Highnote,
Buford Abeldt, Jim Barrett, Billy Ray, Hunter Haglund, Jon Bate (Call-in), and Sarah Taylor
Guest: Mark Dunn – Crown Colony Resident
The meeting was called to order at 12:00 p.m.

Old Business:

- The April minutes were approved by Billy and seconded by Jerry – motion carried.
- Cooper presented the financials
- Financials were approved by Billy and seconded by Buford – motion carried.
- Collections are ahead of last year by 12%
- 15 members identified as serious problems regarding dues (4-11 years past due) resulting in a total of \$30,000.
- CCIA received the 2nd insurance check from the insurance company for the fence/windscreen repairs
- CCIA needs assistance with pool furniture assembly/windscreen assembly

New Business:

- Next summer, Cooper is planning to convert pool chlorination system from liquid to tablet system. Current pump system described as antiquated and costly to maintain.
- Discussion to review/revise bylaws and all items associated with Architectural Control Committee.
- The ACC decided the roof issue needed to be resolved by the residents living in the properties. Technically, each should have their own HOA.
- Discussion about burning on the Renfro property – the City of Lufkin will be contacted
- The second dirt pile on Augusta will be moved by Crown Colony Country Club.
- New grounds maintenance provider and pool service praised for quality work
- Discussion about collection strategies: filing formal liens vs. using collection agencies
- CCIA board will have a workshop to review/revise:
 - Covenant and restrictions
 - Collection plan for dues
- Dates/times for the CCIA workshop will be emailed out to the board
- Veronica's new job prevents her from attending all meetings - Sarah agreed to step in as secretary. Motion made by Billy, seconded by Jim – motion carried.
- Guest – Mark Dunn expressed concerns surrounding:
 - Unleashed dogs on golf course
 - Issues with motorcycles/go-karts on Winged Foot
 - Lack of enforcement power in covenants

Joyce adjourned the meeting at 1:00 PM.,
Respectfully submitted by Sarah Taylor, CCIA Board Member