

CCIA Board of Directors Meeting

The CCIA Board of Directors meeting was held at Crown Colony Country Club on Tuesday, July 8, 2025.

The following members were present:

Manager – Cooper Castleberry, President – Joyce Johnson, Members – Buford Abeldt, Jim Barrett, Billy Ray, Hunter Haglund, Jon Bate, Sarah Taylor, Veronica Luce

Guests: Robert Telford, Kevin & Becky Cota – Crown Colony Residents

The meeting was called to order at 12:00 p.m.

Overview:

- Crown Colony resident, Robert Telford, highlighted severe neighborhood deterioration throughout the neighborhood (Augusta Drive, Enclave Driveway, etc.), citing issues such as overgrown grass and unmaintained properties, prompting the board to strengthen bylaws.
 - Board acknowledged awareness of problems and noted they are working on strengthening bylaws and covenants to address maintenance issues.
- Cooper presented financials noting that HOA income is currently up 19% (\$52,000) from last year .
- Financials approved by Buford and seconded by Veronica – motion carried
- Angelina County Health Department inspection passed after replacing non-functioning phone at HOA pool.
- Pool attendants currently work Thursday to Sunday; discussions are ongoing regarding limiting hours
- Lengthy discussion of access/security to pool:
 - Significant unauthorized usage problems with people climbing 5-6 foot fence and using pool when closed.
 - Exploring the idea of a pool membership fee of \$100 for additional access beyond regular dues, aiming to manage pool usage
 - Exploring the idea of a card-based access system for pool and courts to improve security and usage tracking. This can be inactivated for certain members who do not pay dues. Cost between \$8,000 - \$10,000.
- The board will hold a workshop on July 22nd to discuss strengthening enforcement mechanisms for covenant violations and updating bylaw language.
- Condos and individual units share the same dues for access to community amenities, while rental properties face a two-step approval process for tenants.
- The need for a specialized HOA attorney was discussed, as current attorney Erika Neill does not specialize in HOA law.
- Cooper noted a gap in contact information for 25% of homeowners, indicating a need for a comprehensive database for effective communication.
- Crown Colony residents, Becky & Kevin Cota, assured the board they would do anything they could do to help. They wish to help promote the neighborhood/Lufkin to those who are looking to move to Lufkin.

Joyce adjourned the meeting at 1:03 PM,.

Respectfully submitted by Sarah Taylor, CCIA Board Member