

## CCIA Board of Directors Meeting

The CCIA Board of Directors meeting was held at  
Crown Colony Country Club on Tuesday, January 13, 2026

The following members were present:

Manager – Cooper Castleberry, President – Joyce Johnson, Members – Billy Ray, Sarah Taylor, Jerry Highnote, Jon Bate (Call In), Hunter Haglund, Jim Barrett, Buford Abeltd, Guest – Tom Darmstadter II

The meeting was called to order at 12:05 p.m.

### Overview:

- Billy made motion to approve December minutes, seconded by Sarah – motion carried.
- Year-to-date income totaling approximately \$486,123.00.
- Cooper will send additional financials documents to the board.
- Buford made motion to approve financial report/2026 budget, seconded by Jerry – motion carried.
- Waiting on bids for parking lot lighting.
- The board discussed lighting issues surrounding the pickleball/tennis courts, debating whether to replace aging halogen court lights with LEDs; the upfront LED cost is high, but long-term savings and fewer electrician visits are expected.
- The board received an update on the ongoing legal challenge involving the RaceTrac, with the Texas Supreme Court requesting a response by next Tuesday and likely granting a 30-day extension.
- The board emphasized strong community opposition to the Oncor substation project, citing a recent public meeting that secured 13 protests, triggering a supermajority vote requirement at city council. This is crucial for protecting neighborhood property values and preventing unwelcome infrastructure in the master-planned area.
- The board will host a future forum regarding the rental amendment vote. The board agreed to nullify those votes and delay the amendment. The board will communicate this via HOA newsletter. Motion made by Billy, seconded by Buford – motion carried.
- Board members Billy Ray, Sarah Taylor, and Jon Bate will assist Cooper and Joyce with counting votes for board elections.
- The board is working to get a donated piece of land deeded over to the CCIA.

Motion made by Billy to adjourn meeting and seconded by Buford – motion carried.

Joyce adjourned the meeting at 1:10 PM.  
Respectfully submitted by Sarah Taylor, CCIA Board Member