

## CCIA Board of Directors Meeting

The CCIA Board of Directors meeting was held at  
Crown Colony Country Club on Tuesday, December 9, 2025.

The following members were present:

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

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

### Overview:

- Billy made motion to approve October minutes, seconded by Sarah – motion carried.
- Year-to-date income totaling approximately \$355,000
- Delinquency rates have improved to the 40% range, down from around 60% after sending certified demand letters, showing effectiveness of collection efforts.
- The budget was adjusted to include a \$10,000 increase for a planned audit to ensure compliance and transparency.
- Water expenses were revised upward from \$2,500 to \$3,000 based on current usage trends and the presence of multiple meters, providing a buffer for unforeseen leaks.
- The budget includes \$24,000 allocated for parking lot repairs and a new key card access system, emphasizing infrastructure investment and security upgrades
- Billy made motion to approve financial report, seconded by Jerry – motion carried.
- Discussion surrounding the reduction of pool open hours, pool attendants, age restrictions for pool access to mitigate risks associated with late-night use, lack of supervision, safety concerns.
- A family will consider donating some land to the HOA. The other portions of the land they own will be rezoned accordingly.
- Ballots for the open board positions include a unique number for secure tracking, preventing duplicate voting and ensuring transparency.

### 2026 Goals:

- The new pool/tennis court access system will feature two separate gates with distinct access credentials to track usage of the pool and courts individually, mitigating liability/vandalism concerns and enhance security.
- The parking lot will receive new lighting installations to improve safety.
- Continuation of policy/bylaw review to improve the safety of our neighborhood.

Motion made by Jerry Highnote to adjourn meeting and seconded by Billy Ray – motion carried.

Joyce adjourned the meeting at 1:24 PM.  
Respectfully submitted by Sarah Taylor, CCIA Board Member