



**Minutes of the Board of Directors Meeting  
November 11, 2025 held at Crown Colony Country Club**

**The following members were present:**

**Manager-Cooper Castleberry, President-Joyce Johnson, Members-Buford Abeltdt, Jim Barrett, Veronica Luce, Billy Ray, guest Tom Darmstadter, II**

**The meeting was called to order at 6:11 pm**

**Overview:**

- **Motion made by Billy Ray to approve October minutes, seconded by Jim Barrett, motion carried.**
- **Cooper discussed financials informing everyone that the Flock check cleared. He also explained about Scotty West recommending a plan for CDs in the future for a goal of \$1M in reserve. Cooper has also been getting bids on repairs to the parking lot and a new entry to pool and courts.**
- **Motion made by Billy Ray to approve the October financials, seconded by Veronica Luce, motion carried.**
- **Discussion was made about past due letters and 2026 billing and ballots going out. Cooper said he was waiting on the letter for the mail out about rental properties for homeowners to vote on.**
- **Cooper also said there were 3 open spots for the ballot and 3 candidates; Blake Cook, Tom Damstadter II and Linda Thompson (Correction: Linda Thompeon was incorrectly announced at the meeting. Her correct name is Dr. Judy Thompson).**
- **Billy Ray discussed the lots that a homeowner wanted to donate to the HOA. There was concern about taxes and upkeep, Tom mentioned he could negotiate taxes.**
- **Billy Ray reported that we should wait on hiring a property management company. Cooper discussed he was hoping all the work on delinquent letters that we would clear up a lot of issues.**
- **Cooper mentioned that the 2026 budget will need to be approved at the December meeting.**

**Joyce adjourned the meeting at 7:33 pm.**

**Next Board meeting, December 2025**

**Respectfully submitted, Veronica Luce, CCIA Board Member**