

CCIA Board of Directors Meeting

The CCIA Board of Directors meeting was held at
Crown Colony Country Club on Tuesday, March 10, 2026

The following members were present:

Manager – Cooper Castleberry, President – Joyce Johnson, Members –Billy Ray, Sarah Taylor, Jon Bate,
Jim Barrett, Buford Abeldt, Tom Darmstadter II, Blake Cook, Bonnie McKinney & 5 Guests

The meeting was called to order at 12:04 PM

- Jim made motion to approve February minutes, seconded by Buford – motion carried.
- February dues collected total \$53,079.53, with year-to-date at \$159,239.35
- Bonnie made motion to approve financials, seconded by Tom.
- The pickleball/tennis court light will be replaced immediately.
- Tom is conducting photometric study results for court lighting and parking lighting to upgrade to LED lighting. Tom will present this at the next meeting.
- Grounds maintenance is underway with replacement of plants damaged by freeze.
- Buford made motion to cut guard shack phone line to save costs, seconded by Blake - motion carried.
- Cooper and Tom are moving toward emailing delinquency notices to reduce postage costs, while 2025 delinquencies are being prepared for attorney referral.
- Jon made motion to visit with attorney prior to CCIA workshop, seconded by Billy – motion denied.
- Jon made motion to discuss Architectural Control Committee during CCIA workshop, seconded by Billy – motion carried.
- The board will conduct a CCIA workshop to address several items:
 - Will review DCCRs
 - Will review short-term rentals/long-term lease policy
 - Will review architectural control committee compliance
 - Will review garage sales/estate sales - duration, frequency, and location, distinguishing between estate sales and commercial operations.
 - HOA office lease agreement
- The board discussed the need for implementing new HOA management software costing \$500–\$750 monthly to streamline violation tracking, collections, and communication.
- Tom & Cooper will work on the email issue we are having with board members receiving emails
- Board members highlighted significant traffic and safety challenges around Anderson Elementary school zones and entrances

- The board plans to engage local police and constables for more frequent patrols and traffic enforcement to better manage speeding and safety.
- Billy made motion to accept the street being deeded over to the CCIA, seconded by Jon – motion carried.
- Discussion regarding the rezoning and/or conservation easement efforts for the land being donated by local family.
- Financial audit plans approved previously were delayed but now will be reinitiated to ensure stewardship and transparency of HOA funds.
- Discussion and unanimous support for introducing a board treasurer role to provide financial oversight, including dual signatures on checks above a defined threshold to enhance accountability.
- Executive Session:
 - Review of manager’s contract

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

Joyce adjourned the meeting at 2:43 PM
Respectfully submitted by Sarah Taylor, CCIA Board Member