

CCIA Board of Directors Meeting

The CCIA Board of Directors meeting was held at
Crown Colony Country Club on Tuesday, May 12, 2026

The following members were present:

Manager – Cooper Castleberry, President – Joyce Johnson, Members – Jim Barrett, Tom Darmstadter II,
Blake Cook, Sarah Taylor & Guests – Greg Weatherbee, Police Officer E. Ibarra

The meeting was called to order at 12:00 PM

- Discussion with Policy Office E. Ibarra on Golf Cart Safety: Zero tolerance for underage driving as you must have a valid drivers license, and parents can also be ticketed. The CCIA will continue to reiterate this through the CCIA Newsletter. Lufkin PD agreed to attend the CCIA meetings every other month.
- Motion made by Blake to approve April meeting minutes, seconded by Tom – motion carried.
- April dues collected at \$21,000; total collections over \$181,000. Delinquency management underway with 40 properties unpaid for 2026 dues, representing roughly 4.7% of properties.
- Motion made by Buford to approve the financial report, seconded by Blake – motion carried.
- Cooper is in discussion with the City of Lufkin and Michael Bryan to fix the curb on Augusta that was destroyed due to houses being built.
- Discussion regarding keyless entry to swimming pool/courts. Two vendor quotes compared: Castleberry at around \$20,000 for equipment and installation, and Everon at about \$13,000, slightly over budget. Everon uses Brivo door controllers and a cellular network module; however, concerns exist about the software's usability and ongoing subscription fees of \$326 per month. Recommendation to postpone full keyless system installation until fall to allow more time for software evaluation and smooth rollout, starting with pickleball court as a pilot.
- Court lighting delayed by weather and vendor vacation, with follow-up planned to ensure timely completion of replacement of lightbulb.
- Challenges remain regarding related to street parking and garage space limitations. The CCIA will continue to work on solutions for this.
- Lot owners are working on a solution for path that has been created by cars to bypass entering through the Crown Colony Gate off of College Drive.
- Further discussion surrounding new HOA software. Costs will be around \$10,000.
- Motion made by Sarah to move forward with new HOA software, seconded by Blake – motion carried.
- Motion made by Joyce to elect Jerry Highnote to fill Jon Bate's remaining term, seconded by Blake – motion carried.
- The CCIA's next workshop will be held on Thursday, June 4th from 4-6 PM.

Joyce adjourned the meeting at 1:37 PM

Respectfully submitted by Sarah Taylor, CCIA Board Member