

APPROVED

**CCCA Board of Directors Meeting Minutes
Community Clubhouse
June 13, 2024**

Directors In Attendance:

Joel Armstrong, Lynn Coram-Allen, Bettye Davis, Vern Edwards, Henry Mitchell, Lisa Vaughn, Charlie Whitehead

Directors Absent: All excused

George Granberry, Irvin Johnson

A quorum was met and the meeting was called to order by the CCCA Board President, Charlie Whitehead, at 7:06 pm.

CCCA Member Attendee: No members brought any questions and/or concerns to the board for resolution.

Minutes:

- A motion was made by Vern Edwards to APPROVE the April 2024 BOD meeting minutes. The motion was seconded by Lisa Vaughn. A discussion followed to have the April Facilities Committee meeting report included in the minutes before an approval can be established. Charlie Whitehead moved to have the approval TABLED until the next BOD meeting. All were in favor of TABLING the vote to approve the April 2024 BOD meeting minutes.
- A motion was made by Charlie Whitehead to APPROVE the May 2024 BOD meeting minutes with suggested corrections. The motion was seconded by Lisa Vaughn. The motion was APPROVED.
- A motion was made by Joel Armstrong to have an electrician eliminate a safety hazard associated with damage to the tennis court light pole and panels for an amount not to exceed \$300. The motion was second. The motion was APPROVED.

Treasurer's Report:

Presented by Joel Armstrong:

- A motion was made by Charlie Whitehead to ACCEPT the May 2024 Treasurer's Report. The motion was seconded by Henry Mitchell. The Treasurer's Report was ACCEPTED.

Committee Reports:

Architectural Review Committee (ARC) Report: Presented by Chairperson, Vern Edwards:

- A community review will occur on June 17th.
- The following suggestions were made: 1) HOA members should walk/drive through the neighborhood to evaluate the properties for celebrations, as well as violations. 2) Regarding any violations exhibited by non HOA members, emails can be sent to the Dekalb County Code Compliance.

Communications Committee Report: Presented by Chairperson, Bettye Davis:

- The CCCA website can be updated and minutes uploaded.
- CCCA membership will have a password to use for the secure website portion.
- The website password for CCCA members is: CCCA_750%, which is not to be shared. A notice will go out to the membership with the password and a DO NOT SHARE PASSWORD message.
- The suggestion was made to place the HOA Covenants inside the secured and unsecured sections of the website. The By-Laws are to remain in the secured section.

Facilities Committee Report: Presented by Chairperson, Joel Armstrong

- No report
- A mention was made that some of the boards on the clubhouse decks will be replaced/fixed.

Finance Committee Report:

- No report
- A mention was made that the annual financial review will occur in November 2024.

Governance Committee Report:

- No report.

Membership Committee Report:

- A motion was made to permit clubhouse renters to utilize the facilities with an agreement to sign a waiver. The motion was TABLED for the next BOD meeting.
- Kathy Grimes (New Members Welcome Committee) expressed that new homeowners are saying that the "Standards" are missing from their Welcome packets. She is providing the Standards to each household that requests a copy.

Old Business:

1. According to the CCCA Covenants, no sign(s) of any kind can be erected by an Owner or occupant within the community without the prior written consent of the Architectural Review Committee (ARC). The Board is discussing how to proceed with violations of this particular covenant issue per the advice of our HOA legal team.

New Business:

1. Our current landscaping service fee has increased by \$25 per month.
2. A re-bid for landscaping services is underway.
3. Board member terms will end for two (2) in 2025 and seven (7) in 2026.
4. Carlisle homeowners have experienced an increase in the number of phone calls received from companies asking to purchase their homes.
5. The Board has acknowledged the receipt of a letter from a group of homeowners in the neighborhood concerned about the lack of respect demonstrated by fellow neighbors.

Actions:

1. April 2024 minutes - **TABLED**.
2. May 2024 BOD Meeting Minutes with suggested corrections - **APPROVED**.
3. May 2024 Treasurer's Report - **ACCEPTED**.
4. Render the tennis courts safe for no more than \$300 - **APPROVED**
5. Membership Committee motion to permit clubhouse renters utilization of the facilities with signed waiver - **TABLED**

Meeting Adjourned at 9:05pm.

Certification of Approval:

These minutes were approved as a true and correct record of the meeting held on May 9, 2024.

Signed: *Lynn Coram-Allen*

Lynn Coram-Allen, Secretary

Date: 7/11/2024