

APPROVED
CCCA Board of Directors Meeting Minutes
Community Clubhouse
September 11, 2025

Directors In Attendance:

Joel Armstrong, Lynn Coram-Allen, Bettye Davis, Vern Edwards, Irvin Johnson, Alan Thompson

Directors Absent:

George Granberry, Afiya Madzimoyo, Lisa Vaughn, Charlie Whitehead

A quorum was met and the meeting was called to order by the CCCA Board Vice President, Alan Thompson, at 7:21pm.

No Homeowners Forum was held.

Minutes:

- A motion was made by Joel Armstrong, second by Vern Edwards, to APPROVE the August 14, 2025 BOD meeting minutes. **APPROVED.**

Treasurer's Report:

Presented by Joel Armstrong

- A motion was made by Lynn Coram- Allen, second by Bettye Davis, to ACCEPT the August 2025 Treasurer's Report. **ACCEPTED**

Committee Reports:

Architectural Review Committee (ARC)

Presented by Vern Edwards

- Homes identified as non-compliant with the CCCA HOA Standards are being addressed via letters to the homeowners and ultimately, fines.

Communications

Presented by Bettye Davis

- The quarterly newsletter is in progress and will be posted on the CCCA website soon.

Facilities

Presented by Joel Armstrong

- A motion was made by Joel Armstrong, second by Bettye Davis, to replace the damaged sprinkler system controller at the Carlisle Rd entrance for a price not to exceed \$555.
APPROVED
- A motion was made by Joel Armstrong, second by Irvin Johnson, to renew the HOA's contract with SEARS Pool Management; automatic renewal will occur on October 1, 2025. **APPROVED**

Finance

Presented by Joel Armstrong

- An annual financial review of the HOA finances will be held in October 2025.

Governance

- No report

Membership

- No report

New Business/Business Issues:

1. Pool season ended as of September 1, 2025.
2. The sprinkler controller at the Carlisle Rd entrance was damaged and had to be replaced immediately.
3. There is an "uptick" in the number of homes in Carlisle being bought by investment companies.

Actions:

1. August 14, 2025 minutes - **APPROVED**
2. August 2025 Treasurer's Report - **ACCEPTED**
3. Replacement of sprinkler controller not to exceed \$555 - **APPROVED**
4. Renewal of our contract with SEARS Pool Management - **APPROVED**

Meeting Adjourned at 8:18pm

Certification of Approval:

These minutes were approved as a true and correct record of the meeting held on September 11, 2025.

Signed: *Lynn Coram-Allen*

Lynn Coram-Allen, Secretary

Date: 10/16/2025