

APPROVED
CCCA Board of Directors Meeting Minutes
Community Clubhouse
November 13, 2025

Directors In Attendance:

Joel Armstrong, George Granberry, Afiya Madzimoyo, Alan Thompson, Lisa Vaughn, Charlie Whitehead

Directors Absent:

Lynn Coram-Allen (excused), Bettye Davis, Vern Edwards, Irvin Johnson

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

No Homeowners Forum was held.

Minutes:

- Approval of the October 16, 2025 BOD Minutes - **TABLED**

Treasurer's Report:

Presented by Joel Armstrong

- Overview of Proposed 2026 HOA Budget
- Full financials will be presented during the December 2025 board meeting.

Committee Reports:

Architectural Review Committee (ARC)

Presented by Vern Edwards

- Homes identified as non-compliant with the CCCA HOA Standards are continually addressed through letters to homeowners and, ultimately, fines for non-compliance.
- The outgoing letters are 'certified' and outline the history of the ongoing violations and the fines.

Communications

- No report

Facilities

Presented by Joel Armstrong

- The 5-Year Plan was presented, indicating 7 points of interest.
- Estimates on the 7 projects will be received by 11/27/25 and reviewed at the next board meeting.

Finance

Presented by Joel Armstrong

- Membership will be informed soon on how to pay their HOA dues electronically via Bill Pay at their personal banks.

Governance

- No report

Membership

- No report

New Business/Business Issues:

1. The rocks that were placed at one of the corners of the Kings Troop Rd entrance have been damaged. A repair of the area is being addressed to DeKalb County regarding additional costs due to the negligence of school bus drivers entering the subdivision.

Actions:

1. October 16, 2025 minutes - **TABLED**

Meeting Adjourned timely

(These minutes were transcribed by Afiya Madzimoyo in the absence of the Secretary, Lynn Coram-Allen)

Certification of Approval:

These minutes were approved as a true and correct record of the meeting held on November 13, 2025.

Signed: *Lynn Coram-Allen*

Lynn Coram-Allen, Secretary

Date: 2/12/2026