

APPROVED
CCCA Board of Directors Meeting Minutes
Community Clubhouse
August 14, 2025

Directors In Attendance:

Joel Armstrong, Lynn Coram-Allen, Vern Edwards, George Granberry, George Granberry, Afiya Madzimoyo, Alan Thompson, Lisa Vaughn, Charlie Whitehead

Directors Absent: Unexcused

Bettye Davis, Irvin Johnson

A quorum was met and the meeting was called to order by the CCCA Board President, Charlie Whitehead, at 7:07pm.

No Member Homeowners Forum was held.

Minutes:

- A motion was made by Joel Armstrong , second by Vern Edwards, to approve the June 12, 2025 BOD meeting minutes with recommended corrections. **APPROVED**
- A motion was made by Alan Thompson, second by Afiya Madzimoyo, to approve the July 10, 2025 BOD meeting with recommended corrections. **APPROVED**

Treasurer's Report:

Presented by Joel Armstrong:

- A motion was made by Charlie Whitehead, second by Alan Thompson, to ACCEPT the August 2025 Treasurer's Report.- **ACCEPTED**

Committee Reports:

ARC

- Monthly reviews & follow-ups are being conducted. Letters are going out to homeowners to notify them of noticeable issues on their properties requiring immediate attention.

Communications

- No report

Facilities

- A motion was made by Lynn Coram-Allen, second by Alan Thompson, to APPROVE a \$100 charge to CCCA members who utilize the clubhouse/pool without proper authorization. **APPROVED**
- A motion was made by Joel Armstrong, second by Alan Thompson, to APPROVE the repair of a pool light; not to exceed \$500. **APPROVED**
- A motion was made by Joel Armstrong, second by Alan Thompson, to APPROVE the payment of \$1,750 for repairs to the pool pump motor. **APPROVED**
- A motion was made by Joel Armstrong, second by Alan Thompson, to replace pool fuses; not to exceed \$300. **APPROVED**

Finance

- An annual Financial Review is scheduled to occur in September 2025.

Governance

- No report

Membership

- The Membership Committee Chair, Karen Williams, will resign from this position effective January 2026.
- Jami Jones has agreed to volunteer as the Clubhouse Rental Chair, effective August 1, 2025.

New Business

- The Board of Directors President, Charlie Whitehead, will resign from this position effective January 2026.

Actions:

- The June 12, 2025 CCCA BOD Minutes - **APPROVED**
- The July 10, 2025 BOD Meeting Minutes - **APPROVED**
- The August 2025 Treasurer's Report - **ACCEPTED**
- CCCA members will be charged \$100 for unauthorized use of the clubhouse/pool - **APPROVED**
- Pool light repair; not to exceed \$500 - **APPROVED**
- APPROVAL for the payment of \$1,750 to repair the pool pump motor - **APPROVED**
- Replacement of pump fuses; not to exceed \$300 - **APPROVED**

Meeting Adjourned at 8:49 pm.

Certification of Approval:

These minutes were approved as a true and correct record of the meeting held on August 14, 2025.

Signed: *Lynn Coram-Allen*

Lynn Coram-Allen, Secretary

Date: 9-11-2025