

## CPCA

### December 2, 2024 Minutes

Open Meeting 6:00 PM

Meeting held on Phone

All Board Members present

Purchase of Amenity Property:

Last Counter by Bobby Waters was rejected by the board. Carter Pines LLC notified Jason Liscomb the deal was dead.

Board has decided to not pursue the purchase until possibly next year unless Bobby comes back to us on it.

2025 Budget review.

Dave Farrar presented a proposed next year's budget.

After board discussion, and a few minor adjustments, Dave made a motion to accept the proposed budget for presentation to the neighbors for approval. Second by Troy Phillips with no objections.

Discussion of breaking the budget down to match the CPA's expense categories on his monthly reports to make it easier to follow by all.

Discussion of Packet disbursement: No later than 12/13/2024

Packet to include. 1/15 agenda

2024 financials through 11/30

2025 proposed budget

Proxy Ballot

Voting ballot.

Can possibly have them ready for Saturday, at Donuts and Mimosa event, to be handed out if people want them.

Proposed new PC&R's

Jamie states that the final copies for voting are complete and back from the attorney.

Discussion that CPA should receive all ballots for counting. This is to make sure that all rules are followed and counts are by non-biased party.

Instructions for voting and counting was discussed between Patrick (atty) and Jamie.

Packets should go out no later than 12/15/2024 and can be mailed up to the week before the February meeting. Votes may be brought to and turned in at this meeting as well.

Bart still to make a highlighted lot map so counting purposes.

Upcoming events

Santa with donuts and mimosa's 12/7/2024 9 to 11 am at ballroom. Social funds to be spent on this.

Move December meeting to 12/16/2024.

Meeting agenda January 15<sup>th</sup> Agenda 6PM

Sign in starts early

Start sign in at 530PM

Open meeting 6PM

New Board Members presentation

Budget review from 2024 into 2025

Field questions and comments on budget only

Member propose to accept and vote on budget.

Vote for board members and budget.

Voting time.

Big shot out to Linda Simoneaux for all of her support through the years. Presentation of gift.

Update everyone on 2024 security verse 2025 security.

2024 Accomplishments

Front gate landscape,

Cleaned pool furniture / placed balance of those dollars in account.

Completed security upgrades at pickle ball and playground

Added security for summertime.

Discussion of upcoming challenges

Attempted to purchase amenity property with Jason Liscomb as agent. As of right now, the deal has been declared dead by Carter Pines LLC.

Lease on the gym expires on 12/31/2025.

Capital improvement discussion.

Present final vote counts

Close Meeting

Close meeting 6:48 PM

Proposed by David

Second by Troy. No objections.