

CRYSTAL RIDGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING 10
May 25th, 2023

Minutes of the Board of Directors Meeting of the Crystal Ridge Homeowners Association, *Kansas City, KS*, held in the clubhouse, in *Kansas City* at *7:00 PM* on the *25th of May, 2023*.

I. CALL TO ORDER

Board member Phillip Wills called the meeting to order at 7:06 p.m.

II. ROLL CALL OF OFFICERS

Roll call of officers at _____ p.m.

Present: *Phillip/Emily Wills*

Ernestine Brown

Shawntelle Smith

Mary Grunke

David Kempker

Jennifer Chandler

Absent: *Katya/Sergyi*

Chad Peakes

Brandon Laughridge

Rob Bauer

Katrina Smith

Shawn Dotson

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING

Motion by Phillip Wills, to approve the minutes of the prior meeting of May 25th 2023, Motion Carried at 7:06 p.m.

IV. FINANCIAL REPORT

_____ gave the report as follows at _____ p.m.:

A. 127/140 homes paid

B. 10 homes are paying monthly

a. 2 people have not paid since January

C. Bank accounts

a. Main- \$5045.99

b. \$1680 in monthly dues for the 8 that are paying consistently

c. If 13 remaining pay we will receive the rest of the \$4680.00

d. Mowing account- \$3900.00

D. Recurring payment total through the end of the year- \$4191.18

V. MANAGERS REPORT

Phillip Wills gave the report as follows at 7:07 p.m.:

A. Cleaning out the pool- tabled for later

- B. Purchasing a cover for \$750.00?
- C. Movie night at clubhouse- copyright issue over \$400.00
- D. Community policing
 - a. Marking tires currently + noting grassed cars
 - b. Dodge Dakota moved
 - c. 10 day waiting period between marking/towing
 - d. David putting sticker on wrecked car tomorrow while he is on duty
- E. Neighborhood BBQ went well
- F. Mulching and landscaping near and around clubhouse
- G. Unpaid property invoices went out- 13 properties left
 - a. Adjusted the price on one owner paid half of the year and will pay other half soon
- H. Past due letters went out was due May 19th
- I. Voted yes on location for soccer field and design- waiting on funding
- J. Clubhouse renting- revisit in the fall
- K. Upstairs of clubhouse painted
- L. Railing on SE corner fixed
- M. Phillip Wills put weed killer on all HOA grounds and Townhomes for exchange of one week of mowing price

VI. UNFINISHED BUSINESS

Unfinished business was discussed by Phillip Wills at __8:00__p.m.

- A. Trash feedback
 - a. Volunteer trash pickup days?
 - b. Extra commercial trash cans?
- B. Parking meeting TBA with Amy & Brandon
 - a. Parking for rental properties- possible HOA ground given for parking to property managers expense
- C. Community policing
 - a. Warning notices?
 - b. Stop sign and grass parking
 - i. "No parking on grass" signs
 1. ORDER 3 SIGNS-VOTED YES
 2. MORE RED PAINT FOR STOP SIGNS- VOTED YES
- D. Closing fees, memberships
 - a. Table for later discussion
- E. Sign/Plaque for clubhouse
 - a. People think this is a rental office- redirect through a website on a plaque
- F. How to handle those that have not yet paid
 - a. June 15th- Liens
 - b. LIENS LETTERS VOTED YES
 - c. Trudo
Properties/Abawi/Lin/Xie/Deleon/Boyice/Santos/Hemayoun/Denson/Jackson
- G. Railing on backside of clubhouse
 - a. Have supplies- need volunteers
- H. Enclosing the trash dumpster

- a. Have half of supplies- wait until we possibly get a notice- VOTED NO
- I. Items in grass areas
 - a. add to good neighbor letters to put on doors- VOTED YES
- J. Go over feedback so far
- K. Basketball goal proposal
 - a. Get off of sidewalks/streets- VOTED YES
 - b. If you still want a goal refer to lease agreement/Property owners for rentals- VOTED YES
 - c. Soccer/hangout area with benches
 - i. Sign for "rules for the court"
 - ii. Noise ordinance for WYCO 7 a.m-9 p.m.
 - 1. Bolted down benches and painted lines- VOTED YES
- L. Weeds in median and front entrance
- M. More clubhouse exterior lighting?
 - a. School bus pickup- TABLE FOR LATER

NEW BUSINESS:

Letters to community "Be a nice neighbor letter"

Basketball goal issue
 Move exterior stuff to patios
 Leash pets outdoors
 Pick up after your pet
 Watch your speed in the neighborhood
 Inoperable cars
 Littering

Shawntelle's son works for Sherwin Williams- possible deal on paint for exterior and basement

Newest board members have contact for roofing!!!

NEXT BIG PROJECTS BRAINSTORMING

Railing
 Basketball goal
 Dumpster enclosure
 Median weed killer

POOL & ROOF next largest expenses, tackle next year

SUMMER/FALL ENGAGEMENT OPPORTUNITIES

Neighborhood Ice Cream Social IN AUGUST for back to school event

4TH of July BBQ- July 1st 4-7pm

VII. NEXT MEETING DATE

The next Community meeting scheduled for ___June 12th___, __7:00__pm

The next Board meeting is scheduled for _June 15th___, __7:00__ pm

The board meeting adjourned at __8:53___ p.m.

These minutes were approved by the Board of Directors.

Emily Wills

Emily Wills, Secretary

05/25/2023

Date