

CRYSTAL RIDGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING #11
06/15/2023

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 06/15/2023

I. CALL TO ORDER

Board member Phillip Wills called the meeting to order at 7:00 p.m.

II. ROLL CALL OF OFFICERS

Roll call of officers at 7:02 p.m.

Present: *Ernestine Adams*

Dotson

Shawntelle

Phillip/Emily Wills

David

Jeremy/Jennifer Chandler

Katrina

Rob Bauer

Absent:

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING
IV. MANAGERS REPORT

Motion by Phillip Wills, to approve the minutes of the prior meeting of 06/15/23, Motion Carried at 7:05 p.m.

- A. Paint in front of stop signs- red paint
- B. Poles for no parking in grass
- C. Bieber Co and KCK Townhomes to meet with Rob and Phil to see if they can help to address parking issues/other larger issues.
- D. No basketball goals in street/sidewalks
 - a. Driveways only/private properties
- E. Basketball goal/court installed behind clubhouse
- F. Send out good neighbor notice
 - a. voting tonight
- G. Items moved towards side of houses for mowing company
- H. Neighborhood BBQ- move to July 8th
 - a. VOTED YES
- I. Need more materials to finish railing repairs
- J. Ice cream social for back to school event in fall
- K. Clubhouse roof repaired, \$400.00
- L. Closing fees/Membership fees, wait until fall to vote
 - a. Townhome- 600.00
 - b. Duplex- 150.00
 - c. Single family- 150.00

- M. Pool is 90% clean- looking into quotes still
- N. Basketball court
 - a. Concrete poured and anchors in place
 - b. Need trash cans
 - c. Building a bench to bolt down
 - d. Two concrete pads poured for trash cans
 - e. Asphalt
 - f. Possibly opening on Sunday

V. FINANCIAL REPORT

- ___Phillip Wills___ gave the report as follows at _7:15_ p.m.:
- A. 2 more residents paid
 - B. 129/140
 - C. Sent 6 letters to addresses that are valid saying we need the payment by June 23rd or LIENS
 - D. 5 letters went out to residents whom landlords are not answering
 - E. 10 paying monthly
 - a. 2 have not paid since January
 - F. 2600.00 in main bank account with 1,500 to go back in for the basketball court.
 - G. 11 still remaining to pay equalling 3960.00

NEW BUSINESS:

- A. Weeds at the front need burned+weed killer
- B. Community policing
 - a. Speed limit-stop sign?
 - b. BB/Airsoft gun
 - i. Purchasing 2 extra security cameras for the clubhouse for basketball court.
 - c. Four Wheelers
 - i. Will be added into the newsletter
 - ii. Community policing can enforce
 - d. Curfew
 - i. There is no curfew in KCKS
- C. Neighborhood watch?
- D. Neighborhood pantry from church?
 - a. **VOTE NO**
- E. Crystal Ridge newsletter
 - a. Good neighbor letter
 - i. Parking issues- voted yes
 - ii. Basketball goals- voted yes
 - iii. Clubhouse issues/kids out late- voted yes
 - iv. Mowing/personal property issue- voted yes

- v. Pet issues- voted yes
- vi. Trash Issues- voted yes
- vii. Speeding issues- voted yes
- viii. Four wheelers/dirt bikes in streets- voted yes

F. Finances/President's next year budget plan

- a. Operating budget \$50400.00
- b. Recurring expenses
 - i. \$31932.00
- c. 2023 dues incoming \$18468.00
- d. Next year expenses/projects
 - i. Road repairs
 - ii. Roof repairs
 - iii. Purchasing exercise equipment
 - iv. Womens basement bathroom remodel
 - v. Key card access system
 - vi. Upstairs flooring
 - vii. Rollover/Rainy day fund
- e. Future project costs
 - i. Attic
 - ii. Roof
 - iii. Exterior painting
 - iv. Asphalt sealing
 - v. Flooring in main clubhouse room
 - vi. Railing
 - vii. Pool
 - viii. Snow removal
 - ix. Playground installation
 - x. Walking trail
 - xi. Parking lot resurfacing at clubhouse
- f. Clubhouse rental options- revisit in the fall
- g. Future monthly payments- autopay monthly only OR annually only

VI. NEXT MEETING DATE

The next Community meeting scheduled for August 7th, 7:00 pm

The next Board meeting is scheduled for July 13th, 7:00 pm

The board meeting adjourned at 8:21 p.m.

These minutes were approved by the Board of Directors.

Emily Wills

___Emily Wills___, Secretary

06/15/2023

Date