

CRYSTAL RIDGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING ___#12___
___07/13/2023___

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___PM on the ___07/13/2023___

I. CALL TO ORDER

Board member ___Phillip Wills___ called the meeting to order at ___7:01_ p.m.

II. ROLL CALL OF OFFICERS

Roll call of officers at ___7:02___ p.m.

Present: *Phillip/Emily Wills*

David

Mary

Rob

Shawntelle

Ernie

Jennifer/Jeremy

Absent:

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING

Motion by ___Phillip Wills___, to approve the minutes of the prior meeting of ___07/13/2023___, Motion Carried at _7:03___ p.m.

IV. FINANCIAL REPORT

___TREASURER___ gave the report as follows at _7:15_ p.m.:

A. 134/140 homes paid

B. 4 received notices

C. 2 return to sender

D. 4 liens documented/notarized

a. being filed next week

b. \$38/lien, VOTE TO ADD THIS AS A FEE ON ANNUAL DUES

i. VOTED YES

c. Bank acct @ \$3246.24

d. 15 monthly payees

- e. 2 haven't paid since January
- E. Mowing acct
 - a. \$2990.00
 - b. Extra \$780.00 in acct over estimation
- F.

V. MANAGERS REPORT

- ___PRESIDENT___ gave the report as follows at ___7:03___ p.m.:
- A. Basketball goal/court installation
 - B. Pool 90% cleaned
 - C. Yearly due amounts
 - D. BBQ last weekend
 - E. Neighborhood newsletter
 - F. Ice cream social this fall
 - G. Weeds burned front median + weed killer
 - H. Parking lot weeds and landscape cleaned up
 - I. Food pantry with Haven Baptist church, meeting with pastor to revisit in the spring
 - J. Previous votes within newsletter:
 - a. Parking issues
 - b. Basketball goals in the street
 - c. Clubhouse issues
 - d. mowing
 - e. pet issues
 - f. trash issues
 - g. speeding issues
 - h. four wheelers
 - i. finances next year

 - K. NEXT YEAR FINANCES PROJECTION
 - a. Recurring expenses 2024 \$31932.00
 - b. possible attic insulation
 - c. workout zone amenity
 - d. Advanced road funding
 - e.

VI. UNFINISHED BUSINESS

Unfinished business was discussed by ___Phillip Wills_ at _7:22___p.m.

- A. 3 mowing quotes for 2024
- B. Insurance quotes for 2024
- C. Pool quotes
- D. Ice Cream Social
 - a. August 12th 4-7 PM VOTED YES
- E. Neighborhood garage sale
 - a. September 21-23rd VOTED YES
- F. Goals have to be out by July 15th
- G. Board member elections set for November 2023

NEW BUSINESS:

- A. Deck railing
- B. Stairwell painting + ceilings
- C. Crown moulding
- D. Paint for basement
- E. A/C leak
- F. Pool covering
- G. Roof
 - a. Wait until mid-fall to allocate expenses for roof repairs
VOTED YES
- H. Exterior painting
- I. Fall landscape cleanup
- J. NEXT YEAR FINANCE ALLOCATIONS:
 - a. Road repairs
 - b. Roof repairs
 - c. Purchasing gym equipment
 - d. Womens basement bathroom
 - e. Key card access system
 - f. Upstairs flooring
 - g. Rainy day fund
- K. FUTURE PROJECTS:
 - a. Attic insulation
 - b. clubhouse roof
 - c. exterior painting
 - d. road repairs
 - e. flooring
 - f. railing
 - g. Pool
 - h. Snow removal
 - i. Playground installation
 - j. Walking trail
 - k. Parking lot resurfacing
- L. NEXT YEAR'S DUES

- a. Budgets vs estimated spending 360-400 annual dues options
- M. VOTE YES ON RAISING DUES- \$400/annually \$480/after monthly \$40 fee
- N. KEEP MONTHLY/ANNUAL OPTIONS

VII. NEXT MEETING DATE

The next Community meeting scheduled for _08/07/2023_, _7_ pm

The next Board meeting is scheduled for _08/10/2023_, _7_ pm

The board meeting adjourned at _8:15_ p.m.
These minutes were approved by the Board of Directors.

Emily Wills

___Emily Wills___, Secretary

_____07/13/2023_____

Date