

CRYSTAL RIDGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING ___#13___
___08/17/2023___

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 08/17/2023

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 7:00 p.m.

Present: *Phillip Wills*
Emily Wills
David Kempker
Mary Grunke
Jennifer/Jeremy Chandler
Ernestine Brown
Shawntelle
Katrina

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING

Motion by ___Phillip Wills___, to approve the minutes of the prior meeting of 08/17/2023, Motion Carried at 7 p.m.

IV. FINANCIAL REPORT

___Phillip Wills___ gave the report as follows at 7:32 p.m.:

- A. 134/140 homes paid
 - a. 4 have lien notices mailed out
 - b. Passing the filing fee onto those unpaid homes
 - c. 2 were returned to sender
 - d. 1 is avoiding lien by paying only \$40
- B. Bank account \$2620.26
 - a. 15 monthly elections with 13 paying regularly
 - b. \$2100 still expected in account this year
- C. Mowing account \$2470.00
 - a. Last week of Oct mowing = \$2210.00
 - b. remaining \$780 in budget
- D. Legal fee invoice was wrote off for unexpected fees
- E. Need discussion to file taxes for 2023
- F. Insurance cost for basketball goal was misquoted
 - a. \$540 prorated instead of \$150
 - b. Will get more insurance quotes for 2024
- G. BPU Bill
 - a. Receiving a credit for draining pool for waste water

V. MANAGERS REPORT

___Phillip Wills___ gave the report as follows at _7:45___ p.m.:

- A. Liens filed
 - a. \$55/each filing
- B. Brandon re-landscaped his rentals with our mowing company hired-out
- C. Ernie sprayed weed killer on median
- D. Ernie painted most of the basement walls
- E. Basketball goal crank broken again/fixed
- F. Net behind goal is added
- G. Cleaned out pool/filled and covered
- H. Ice cream social cancelled/re-vote to reschedule
- I. Neighborhood garage sale September 21st-23rd
- J. If budget allows- lawn \$ could go to roof repairs
- K. Keeping annual/monthly payment option for 2024
 - a. Voted yes to raise dues to \$400 annual/\$40 monthly
- L. Mailbox was hit on N 103rd Pl by a car. USPS replaced new box
- M. October meeting- voting on 2024 elections
- N. All basketball goals out of street
- O. Remaining repairs
 - a. Clubhouse railing
 - b. Painting upstairs
 - c. Painting trim
 - d. Painting/cleanup basement
 - e. Pipe for furnace drain + permanent solution
 - f. Pool completed= add shock
 - g. Roof repairs
 - h. Exterior painting
 - i. Fall landscape cleanup
- P. Police report for BB gun holes- estimated \$2400 in damage

VI. UNFINISHED BUSINESS

Unfinished business was discussed by ___Phillip Wills___ at ___7:58___p.m.

- A. Basketball goal is going well with community
 - a. Crank pin has been broken 5 times, added sign to not crank it lower. May have to vote to set it at 10ft and pull pin out of the goal.
- B. Paint for exterior
 - a. Bought \$80 20 gallons Sherwin Williams color Sandstone
 - b. Volunteers?
- C. Weed killer in clubhouse parking lot
 - a. + crack sealer
- D. Trunk or Treat?
 - a. VOTE YES
 - b. October 28th, rainout date October 29th 6-8 PM
- E. Ice Cream Social?
 - a. VOTE TO CANCEL
- F. Volunteers to stuff/stamp envelopes for invoices
 - a. Add options/events for 2024 budget year
- G. Add possible amendments to add parking along with city code for the townhome area. Possible \$100/home extra

NEW BUSINESS:

- A. Mowing for next year
 - a. Current company quote: \$20 increase per time
 - b. Duplex option \$30 each address or \$50 per joined unit
 - c. Townhome portion will increase to \$400
 - d. Overseeding \$2500
 - e. Fertilizing \$1500
- B. Next year finances
 - a. \$56K to work with - Recurring \$31932 = \$24K improvement left
- C. POOL QUOTES
 - a. Cosmetic 60-80K quote
 - b. Filling with concrete 90K quote
 - c. Electricity usage went up to 11.00/day
 - d. If someone could DIY materials are 5-8K
 - e. Filter & Pump work
 - f. Cover has been installed
 - g. REEVALUATE POOL OPTIONS IN 2025- VOTED YES
 - h. Winterizing pool \$200-\$500 VOTED YES
- D. Walking Trail quote
 - a. 4 ft wide trail
 - i. Millings- 15K
 - ii. Asphalt- 31K
- E. 2024 IDEAS/EVENTS
 - a. Exterior paint
 - b. Railing repair
 - c. Upstairs clubhouse floor

- d. Upstairs painting completion
 - e. Renting upstairs out
 - f. Roof repairs
 - g. Insulating attic
 - h. Parking lot seal
 - i. Sprinklers for HOA
 - j. More landscaping
 - k. Road repairs
 - l. Addt'l parking
 - m. Walking trails
 - n. Workout room with security key card access
 - o. Pool repairs
 - p. Snow removal
 - q. Middle island re landscaping
 - r. Playground
 - s. Trunk or treat
 - t. Chili Cookoff
 - u. Christmas party/decor
 - v. Addt'l lighting
 - w. Street lights in front entrance
 - x. Womens basement bathroom remodel
 - y. Roof replacement
 - z. Road resurfacing
 - aa. Making pond accessible/walking trail
 - bb. Requiring dumpsters
 - cc. Plaque for clubhouse
 - dd. Enclosing main dumpster
 - ee. 3 on 3 basketball tournament at clubhouse
 - ff. Exit signs batteries or replaced
 - gg. Movie nights
 - hh. Commercial weed killer in roads and curbs
 - ii. HOA TEXT CHAIN?- table until community meeting
- F. Legal on retainer?

VII. NEXT MEETING DATE

The next Community meeting scheduled for August 21st, 7 pm

The next FOLLOWING Community meeting is scheduled for October 14th, 10 am

The next Board meeting scheduled for September 14th, 7 pm

The board meeting adjourned at 8:39 p.m.
 These minutes were approved by the Board of Directors.

SECRETARY'S NAME

Emily Wills, Secretary

08/17/2023

Date