

CRYSTAL RIDGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING __14__
__09/28/2023__

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 __09/28/2023__

I. CALL TO ORDER

Board member __Phillip Wills__ called the meeting to order at __7:07__ p.m.

II. ROLL CALL OF OFFICERS

Roll call of officers at __7:04__ p.m.

Present: *Mary*
Dotsons
David
Wills'
Ernestine
Chandlers

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING

Motion by __Phillip Wills__, to approve the minutes of the prior meeting of __09/28/2023__, Motion Carried at __7:07__ p.m.

IV. FINANCIAL REPORT

__Phillip Wills__ gave the report as follows at __7:14__ p.m.:

- A. 98% dues collected
- B. 5 liens filed, 2 removed
- C. Financial projections thru 01/31/2024
 - a. 1600 remaining if no unexpected expenses
 - b. Mowing 800 extra if finish in October
- D. Get painting quotes for exterior
- E. Light landscaping before trunk or treat event
 - a. **Crack sealer YES**
- F. School bus pickup/dropoff
 - a. **Send notices before no parking signs**

V. MANAGERS REPORT

__Phillip Wills__ gave the report as follows at __7:25__ p.m.:

- A. 5 liens filed total
 - a. 2 paid, 3 left
 - b. 137/140 have paid
- B. Neighborhood garage sale last weekend
- C. Extra 800 left from lawn budget using to repair roof

- D. October is board and office voting for 2024
- E. Pool winterization scheduled for November 6th
 - a. 250 + 400 for total winterization quotes
- F. Invoices all created, waiting for copies
- G. 76% of properties are rental units in neighborhood
- H. Decided to keep annual and monthly payment options
- I. Trunk or Treat Oct 28th
- J. Dues raised to 400 annually/40 monthly
- K. German shepherd complaint
- L. Semis parked on 103rd taken care of
- M. Officer Abbott will be at October 14th community meeting
- N. BPU sewer credit received
- O. Added pool tube weights
- P. Insurance quoted incorrectly due to basketball goal
- Q. Exterior paint purchased
- R. All addresses updated for 2024 resident records for mail and billing
- S. Basketball goal - trash issue
- T. Lawn Care quotes

Remaining to do:

- Clubhouse railing
- Finishing painting walls
- Finish painting the trim upstairs
- Pipe for furnace drain, clean often
- Pool will need shock soon
- Roof repairs
- Exterior painting
- Fall landscape cleanup

VI. UNFINISHED BUSINESS

Unfinished business was discussed by ___NAME___ at ___p.m.

- A. Community meeting schedule formatting
 - a. Every other month board meeting would include community
- B. Committee based projects/spending budgets?
 - a. budget conversation for 2024
- C. Neighborhood task force
 - a. applied for UG Grant \$500
 - i. Safety, beautification, community events to qualify

Invoices that are being mailed out give the list of all annual expenses to show where the cash flow has gone.

- B. Pool status
- C. Special assessment option to crack seal all roads
- D. October meeting announcement for voting and office positions

NEW BUSINESS:

- A. Crosswalks- shown on slide. 3 total
- B. Trunk or treat content designs
 - a. Inviting other neighborhoods via fliers
 - b. Invite businesses nearby
 - c. Proposed DIY budget for decor \$250 VOTED YES
- C. NEXT MEETING- discuss future renting options for clubhouse
- D. ReApply for KS business license by June 2024
 - a. Check with Nik Rempe on tax accountant questions

QUESTIONS FOR COMMUNITY POLICING

- A. Parking on grass
- B. Speeding
- C. Stop sign issues
- D. Cars that aren't moving

VII. NEXT MEETING DATE

The next Community meeting scheduled for __10/14____, __10__am

The next Board meeting is scheduled for __10/19____, __7__ pm

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

SECRETARY'S NAME

___Emily Wills___, Secretary

_____09/28/2023_____

Date