

CRYSTAL RIDGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING ___#16__
___11/09/2023___

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 ___11/09/2023___

I. CALL TO ORDER

Board member ___Phillip Wills___ called the meeting to order at ___7:02__ p.m.

II. ROLL CALL OF OFFICERS

Roll call of officers at _7___ p.m.

Present: *Katrina*
Dotsons
David
Mary
Wills
Ernie
Chandlers
Shawntelle

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING

Motion by ___Phillip Wills___, to approve the minutes of the prior meeting of ___11/09/2023___, Motion Carried at ___7___ p.m.

IV. FINANCIAL REPORT

___Phillip Wills___ gave the report as follows at ___7:20___ p.m.:

- A. 137/140 homes paid 98%
 - a. 3 Liens left
- B. Monthly payers are caught up
- C. 1525.21 in main acct
- D. 560 to still come in
- E. 780 left after mowing comes out
- F. Remaining occurring expenses

V. MANAGERS REPORT

___PRESIDENT___ gave the report as follows at ___7:06___ p.m.:

- A. Pool winterization complete 11/06
- B. UG Clubhouse issues to address
 - a. Extended from 10/27 to 11/27 due to seeing progress
 - b. Peaks painted
 - c. Pool fencing fixed
 - d. Dumpster is now enclosed waiting for gates
- C. Previous voting
 - a. Board meetings will go to open door every other month in 2024
 - b. Pontiac on Parkview had letter sent to move parking from intersection
 - c. Trash issues
- D. Townhome property owners agreed to increase mowing on HOA grounds
- E. Reported Parkview street light
- F. Proposed roundabout solution on Leavenworth Rd intersection
- G. Removed Chad Peakes from Board as requested by himself
- H. Shawntelle, Chandlers, Ernie, David & Mary voted for 3 year terms
- I. Election results 2024
 - a. President Phillip Wills
 - b. Vice President Jeremy Chandler
 - c. Treasurer Rob Bauer
 - d. Secretary Emily Wills
- J. Cancelled Trunk or Treat event
- K. Kaboom Playground grant was denied due to census data on income
- L. Jeremy migrated website for HOA
- M. Waiting on Neighborhood task force grant

VI. UNFINISHED BUSINESS

Unfinished business was discussed by __Phillip Wills__ at __7:45__p.m.

- A. Volunteer trash pickup?
 - a. VOTED YES
- B. Monthly payment option offer change
 - a. Agreement for any more than 60 days behind will have to pay rest of total left for year, or 90 days contract is broken and lien will be placed on address VOTED YES
 - b. Full 480 for monthly tenants if contract is broken
- C. Holiday events?
 - a. VOTED NO

NEW BUSINESS:

- D. Patch pothole for cold patching at front entrance

- a. VOTED YES
- E. Special assessment for roads
 - a. Get quotes first, then assess
- F. Snow removal/salt
 - a. Play it by year
- G. Insurance provider switch?
 - a. Bring up in December, covered through February 2024
- H. Membership fees- Reinstatement fees VOTED YES
 - a. Townhomes 600
 - b. Duplex 150
 - c. Single family 150
 - d. Changing townhomes fee at next meeting to 150
- I. Trail designer for around lake
 - a. Quotation for designs and plans \$2K
 - b. Cut/burn paths first to see if possible VOTED YES
- J. Fencing
 - a. Townhome fencing Rules
 - b. Single family home fences
 - c. Duplex fences
 - i. All wood/iron/vinyl w/ extra bylaws
- K. Townhome easements
 - a. 50/50 lawn maintenance split
 - b. Shared property=Shared easement upkeep
- L. 2024 budget - Brandon's advance road funding
 - a. 50600.00-27180.00 recurring= 23420.00 left
 - b. Create 2nd bank account just for recurring expenses
 - c. Create savings account of \$5K for safety net
 - d. Spending acct options
 - i. Railing
 - ii. Attic insulation
 - iii. Fire exit signs DIY installations
 - iv. Upstairs painting
 - v. Road/special assessment option
 - vi. Mowing and irrigation system options
 - vii. Engineer survey for parking lots options
 - viii. Upstairs flooring
 - ix. Event budget
 - x. Exterior paint
 - xi. Landscaping
 - xii. Walking trail possible DIY
 - xiii. Bus stop/benches
 - xiv. Womens basement bathroom reno
 - xv. Key card system for possible workout room
 - 1. Options total 22450.00

Committee Ideas:

- A. Road crack sealing/pot hole repairs
- B. Flooring clubhouse upstairs

- C. Engineer surveyors for parking lots
- D. Lawyer on retainer
- E. Taxes and Business entity registrations

VII. NEXT MEETING DATE

The next Community meeting scheduled for __12/02____, __11____ am

The next Board meeting is scheduled for __12/07____, __7____ pm

The board meeting adjourned at _____ p.m.

These minutes were approved by the Board of Directors.

SECRETARY'S NAME

___Emily Wills___, Secretary

_____11/09/2023_____

Date