

CRYSTAL RIDGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING ___#17___
___01/18/2024___

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 ___01/18/2024___

I. CALL TO ORDER

Board member ___Phillip Wills___ called the meeting to order at ___7___ p.m.

II. ROLL CALL OF OFFICERS

Roll call of officers at ___7___ p.m.

Present:

Ernestine
David
Phillip
Emily
Jennifer
Jeremy
Shawntelle
Katrina
Shawn Dotson

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING

Motion by ___Phillip Wills___, to approve the minutes of the prior meeting of ___01/18___, Motion Carried at ___7:11___ p.m.

IV. FINANCIAL REPORT

___Phillip Wills___ gave the report as follows at ___7:30___ p.m.:

- A. 2023- 137/140 houses paid
 - a. 13 monthly, 5 haven't paid full year yet
 - b. 2 are behind 5+ months
 - c. Foreclosed house- lien voted yes**
 - d. 1 is 1 month behind
 - e. 2023- 3 liens still active
- B. 2024- 16/140 houses paid
 - a. balance 5585.89
 - b. NEW ACCOUNTING SOFTWARE!!!!
 - i. Wave

V. MANAGERS REPORT

___Phillip Wills___ gave the report as follows at ___7:15___ p.m.:

- A. Snow removal
- B. HOA Dues
- C. Fencing guidelines/regulations
- D. UG HOA Code violations completed
- E. Letters went out with invoices
- F. HOA mowing increase
 - a. March- draw up monthly mowing contracts
- G. Potholes patched
- H. Special assessment for roads
- I. Membership fees- reinstate voted yes
- J. Townhome membership updated to \$150
- K. Hiking trail design for 2K- budget within finances

NEW BUSINESS:

- A. Snow removal
 - a. First snow- \$1K
 - b. Recent snow- \$1180 discounted from \$2900
 - c. How should we handle snow removal in the future?
 - i. 1K to pretreat
 - ii. Plow per 2 inches, doubles after 9 inches
 - iii. 1K to post treat
 - d. VOTED: Plow only, salt if needed
 - e. VOTED: Snow removal budget \$5K will be a rolling budget where I send out vote to board to up budget.
- B. INSURANCE
 - a. VOTED: AMERICAN FAMILY INSURANCE- GET DOCS FROM CO
- C. Dumpster
 - a. contractor filling up from outside of neighborhood
 - b. didn't get dumped twice once because of ice, recently too full
- D. PARKING
 - a. special assessment option, no responses currently
 - b. 2025 will be one-way parking we need to go to
 - c. Next meeting to vote on one-way parking & assessment options
- E. Awarded WYCO grant
 - a. White traffic crosswalk paint striping
 - b. Paint rollers kit
 - c. Tape and signs
 - d. Materials for an HOA event decor/games
 - e. Mulch and weed killer
- F. Tax filing - Have a recommendation
- G. Equity loan, clubhouse for collateral. Could be possible after two years of tax returns.
- H. Emergency fund- \$5K
- I. Renew entity online, renewed till 09/2025
- J. Hole at front entrance, contacted Greg's lawyer for maintenance
 - a. Ernie will contact again wyandotte county.
- K. 2024 HOA dues not paid by Feb 29th?

- a. Send out letter to pay outstanding dues by end of march to avoid liens
- L. Community policing will be at next Feb 17th community meeting
- M. Need better pool cover for next spring.
- N. Hiking trail - is a possibility for 2025. Youtube video was shown.
- O. BUDGET FOR YEAR VOTED YES
- P. SPENDING PLAN
- Q. CLUBHOUSE RENTAL- VOTED ON RENTAL/USAGE FEE \$150 Deposit and \$30 dollar usage fee.
 - a. Case by case basis/cleanliness
- R. Insulation quotes
- S. Community meeting/board meeting on February 17th 11 AM
 - a. NEED INTERCHANGEABLE BANNER FOR MEETINGS VOTED YES

VI. NEXT MEETING DATE

The next Community/Board meeting scheduled for Feb 17, 11 am

~~The next Board meeting is scheduled for _____, _____ pm~~

The board meeting adjourned at 9 p.m.
 These minutes were approved by the Board of Directors.

Emily Wills

____Emily Wills____, Secretary

____01/18/2024____

Date