

**CRYSTAL RIDGE HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING \_\_\_#18\_\_\_**  
**\_\_\_02/17/2024\_\_\_**

Minutes of the Board of Directors Meeting of the Crystal Ridge Homeowners Association, *Kansas City, KS*, held in the clubhouse, in *Kansas City* at \_\_\_11AM on the \_\_\_02/17/2024\_\_\_

**I. CALL TO ORDER**

Board member \_\_\_Phillip Wills\_\_\_ called the meeting to order at \_\_\_11:03\_\_ a.m.

**II. ROLL CALL OF OFFICERS**

Roll call of officers at \_\_\_\_\_ a.m..

Present: *David*  
*Phillip*  
*Mary*  
*Rob*  
*Emily*  
*Ernie*  
*Shawntelle*  
*Jeremy & Jennifer*

**III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING**

Motion by \_\_\_Phillip Wills\_\_\_, to approve the minutes of the prior meeting of \_\_\_02/17/2024\_\_\_, Motion Carried at \_\_\_11:49 a.m..

**IV. FINANCIAL REPORT**

\_\_\_Phillip Wills\_\_\_ gave the report as follows at \_12:11\_ p.m.:

- A. 2023- 3 liens still active
- B. 21 outstanding properties
- C. Voted on operating expenses last meeting
- D. Recurring expenses \$27300.00 annually
- E. Left \$23300.00 for budget 2024

V. UNFINISHED BUSINESS

Unfinished business was discussed by \_\_\_Phillip Wills\_\_\_ at \_\_\_11:51 a.m..

- A. Insurance coverage- saved \$\$\$
- B. Fire exit signs updated in clubhouse
- C. Fire extinguishers installed
- D. Exterior painted
- E. Legal fee for lien notification \$90.00
- F. Electrical
- G. BPU usage bill
  - a. Attic insulation
- H. Hold by clubhouse
- I. Grant applications
- J. Clubhouse rental options
  - a. Asking for 2 weeks max, 48 hours minimum for special circumstances such as funerals VOTED YES
  - b. \$50/day rental VOTED YES
  - c. SHARED CALENDAR FOR COMMUNITY RENTALS- NEXT MEETING!!!!

NEW BUSINESS:

- a. Volunteer trash pickup day- March 9th?
- b. Trash- Waste management will not pick up if trash is sitting on ground next to dumpster
  - i. Quote for concrete under dumpster
- c. Wait on dog poop dispensers
- d. Column settled - spray foam
- e. Crosswalks painting when weather allows- volunteers?
- f. Speeding issues
  - i. 4 way stop into neighborhood?- Speed bump?
    - 1. QUOTES ON SPEED BUMPS
- g. Blackout dates for rentals
- h. rental agreement- please look over
- i. Irrigation for landscaping
  - i. Transfer mowing budget to separate bank account
- j. Railing repair
  - i. \$2500 on labor plus materials, Juan
- k. Pond clearing for walking trail
  - i.
- l. Neighborhood task force, requested to come present about the dangers of Fentanyl at a community meeting

- i. Schedule for next community meeting April 14th
- m. Clubhouse flooring
  - i. Possible credit options for install/no interest payments
- n. Possible LOC options w/ clubhouse as collateral
- o. Basketball court crank pin
- p. Power wash sand/ice melt off
- q. Crack sealing
- r. Power Washing the rest of the clubhouse and deck
- s. Parking update
  - i. Received quotes
  - ii. Need to get down to one side of road parking for safety concerns
- t.

### COST SAVING IDEAS: VOLUNTEER OPTIONS

- a. Tractor rental for several community projects daily/weekly
- b. Purchasing a crack sealer for the roads

### FAQ:

Options for clubhouse bus pickup/daily checkins

### OFFICER ABBOTT:

Questions/FAQ on video recording

### VI. NEXT MEETING DATE

The next Community meeting scheduled for \_\_04/13\_\_\_\_, \_\_10\_\_\_\_ am

The next Board meeting is scheduled for \_\_03/14\_\_\_\_, \_\_7\_\_\_\_ pm

The board meeting adjourned at \_\_1:10\_\_\_\_ p.m.

These minutes were approved by the Board of Directors.

*Emily Wills*

\_\_\_Emily Wills\_\_\_, Secretary

\_\_\_\_\_02/17/2024\_\_\_\_\_

Date