

CRYSTAL RIDGE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING #19  
03/07/2024

Minutes of the Board of Directors Meeting of the Crystal Ridge Homeowners Association, *Kansas City, KS*, held in the clubhouse, in *Kansas City* at 7PM on the 03/07/2024

I. CALL TO ORDER

Board member Phillip Wills called the meeting to order at 7 pm.

II. ROLL CALL OF OFFICERS

Roll call of officers at \_\_\_\_\_ pm.

Juli & Bill V, Presenters

MTG 1-Present: *Phillip*  
*Emily*  
*Rob*  
*Mary*  
*Sheree*  
*Jennifer*  
*Jeremy*  
*Shawntelle*  
*Katrina*  
*Ernie*

MTG 2-Present: *Phillip*  
*Emily*  
*Rob*  
*Mary*  
*Sheree*  
*Jennifer*  
*Jeremy*  
*Shawntelle*  
*Katrina*  
*Ernie*  
*David*

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 7 p.m..

#### IV. FINANCIAL REPORT

\_\_\_Phillip Wills\_\_\_ gave the report as follows at \_8:15\_ p.m.:

- A. 137/140 homes paid, 3 liens active from 2024
- B. 20,877.24 account balance
- C. Letters went out to unpaid balances to avoid lien by paying up to date on monthly or yearly dues by March 31st, 2024
- D. 39/56 invoices paid
- E. \$150 membership fee should be reinstated with a sale of 10339 Edith Ave in the future.
- F. Began receipt tracking for finances
- G. 2023 profit/loss report is out for viewing
- H. 2024 financial rundown -reviewed the budget.
  - a. Dumpster
  - b. BPU
  - c. Internet service
  - d. HOA Lawn
  - e. Google services
  - f. Insurance
    - i. Leave budget for now- see if changes needed later

#### V. UNFINISHED BUSINESS

Unfinished business was discussed by \_\_\_Phillip Wills\_\_\_ at \_\_8 p.m..

- A. **Paint + crown moulding is completed inside upstairs of the clubhouse**
- B. **New carpet installed**
- C. **Railing repairs**
- D. **Basketball goal crank pin replaced**
- E. **Free desk and shelves in office**
- F. **Taxes are filed & mailed off**
  - a. **We can do it ourselves next year**
- G. **Opt in/out emails sent to duplexes for lawn services**
- H. **Cornerstone fixed column via their warranty**
- I. **Hole by clubhouse BPU filled finally**
- J. **Common grounds fee for stormwater runoff charge \$11.23 a month.**
- K. **Neighborhood task force fire marshal inspection**
  - a. **We need Blueprints for inspection- need from WyCo**
  - b. **Need to remove mold and remodel basement bathroom**
  - c. **Pool cover for safety concern**
- L. **Going to apply for more grants**
- M. **School district bus pickup dropoff**
  - a. **DS Bus lines**
- N. **Clubhouse rental deposit fees/charges**

- a. 14 day rental request
- b. Invoiced if repairs needed
- c. Possible website booking
- O. Volunteer trash pickup this Saturday 10 AM
- P. Waiting on dog poop bag dispensers
- Q. 3 speed bumps need pricing
- R. Crosswalk began asphalt sealing
- S. Volunteers to continue power washing clubhouse and pool deck
- T. Parking proposal

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## NEW BUSINESS: MEETING #1

- a. Short term rental 3317 N 103rd Ct
  - i. FAQs
    - 1. Running business out of homes- CCR?
- b. All areas of CCR need to be reevaluated
  - i. Voting:
    - 1. Yes-0
    - 2. No - 7 votes
- c. Sending all letters for voting certified mail to single family homes to get opinion before making a final decision.

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## NEW BUSINESS: MEETING #2

- a. Dumpster quote for concrete VOTED YES
- b. Begin mowing invoices predicting April 1st
- c. Quote for landscape
  - i. Mulch/shrub cleanup/fountain grass removal/entrance sign mulch/front entrance median VOTED YES, not the median
- d. Wait on paint/stain on railing
- e. Need to go through CCR and reevaluate
- f. Update by-laws
  - i. Consent of Absentees
- g. New sign for announcements
- h. Powerwash basketball court
- i. Gen maint. crack sealing
- j. Asphalt company bids on special assessment
- k. Asphalt in parking lot VOTED YES
- l. Bring up outdoor lighting in April meeting
- m.

VI. NEXT MEETING DATE

The next Community/Board meeting scheduled for 04/13/2024, 10 am

The next Board meeting is scheduled for 03/21/2024, 7 pm

The board meeting adjourned at 9:15 p.m.

These minutes were approved by the Board of Directors.

*Emily Wills*

Emily Wills, Secretary

03/07/2024

Date