

CRYSTAL RIDGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING ___#21___
___04/13/2024___

Minutes of the Board of Directors Meeting of the Crystal Ridge Homeowners Association, *Kansas City, KS*, held in the clubhouse, in *Kansas City* at ___10__AM on the ___04/13/2024___

I. CALL TO ORDER

Board member _Phillip Wills_ called the meeting to order at ___10__ a.m.

II. ROLL CALL OF OFFICERS

Roll call of officers at ___10__ a.m. + Officer Abbott

Present: *Phillip Wills*
Emily Wills
Ernestine Brown
Rob Bauer
Shawn/Sheree Dotson
Shawntelle

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING

Motion by ___Phillip Wills___, to approve the minutes of the prior meeting of ___04/13/2024___, Motion Carried at ___10__ a.m.

FINANCIAL REPORT

- a. 2023 137/140 homes paid
- b. 2024 balance- \$25055.13
 - i. Letters went out to unpaid homes to avoid liens
 - ii. 11 total properties will receive liens if not paid by 04/19

IV. UNFINISHED BUSINESS

Unfinished business was discussed by ___Phillip Wills___ at ___10:15__a.m.

OLD BUSINESS/NEWS

- 2024 Progress so far:
 - Finished Painting the upstairs of the clubhouse and crown moulding.
 - New Carpet Installed for the upstairs of the clubhouse from NFM \$3,091.65.
 - We had all the clubhouse railings replaced due to rotting and leaning/safety issues. Spent \$2,500 on labor - \$2,116.61 on materials.
 - Applied for five grants.
 - Started to seal roads to paint crosswalks.
 - Repainted the outside over all the clubhouse graffiti with the similar color, trimmed all the windows white and painted the front door.

- Had dumpster concrete pad poured for clubhouse \$3,000.00
- Had landscape cleaned up and top dressed with mulch \$1,600.00
- Weed treated and burned the middle island.
- Purchased Sign for meeting announcements.
- Going to start crack sealing and asphalt sealing the clubhouse parking lot ourselves.
- Need to look into getting a new pool cover. Last one we bought for \$115 on clearance didn't last the winter with the snow. Most likely need to get an actual safety cover.
- Had a successful trash pickup day.
- We had to add an extra dumpster pickup day per week for the next few months. We had 4 times it was over filled and it would've cost \$150 per occurrence. We're paying an extra \$115 a month for the extra weekly pickup and will go back down to once a week if the amount of trash slows down.
- Spent \$3,375.55 to have the attic re-insulated.
- Had a request to allow short term rentals on N 103rd Ct.
 - Board sent certified letters out to N 103rd Ct for feedback on changing our CC&R's.
 - Letters were extremely delayed by UPS and got stuck in Kansas City Missouri Distribution Center for KCK Residents. Residents started getting these letters last week according to tracking and residents.
 - We're going to make a vote on this considering the feedback and what's best for the community at our next Board meeting.
- Liens will be filled if not paid by April 19th, 2024.
- If liens are filled the board decided these will be the amounts per property on liens filed.
 - \$400.00 - Annual Assessment Dues
 - \$38.00 - Lien Filing Fee for the Unified Government
 - \$38.00 - Lien Future Release Fee for the Unified Government
 - \$150.00 - Administrative/Late Fee
 - Total of \$626.00 per property address
- Working on getting our Sprinklers fixed for the Front Entrance sign and as many as we can get fixed for the clubhouse.
- Going to weed and feed the HOA Grounds to kill off the dandelions.

Renting status

- a. Replaced fire exit signs
- b. Fixed unsafe railing
- c. Painting upstairs
- d. New carpeting
- e. Working on blueprint for fire marshall inspection
- f. Basement women's restroom needs a mold removal and drywall patching

NEW BUSINESS:

- a. Roof repair
 - i. Class 4 shingles + gutters

1. Color- Black voted YES
 2. Mounting gutters to exterior columns- voted YES
 3. AI Building Solutions- voted YES
- b. Future neighborhood events
 - i. Ice cream social- schedule for June
 - c. Dog waste dispensers
 - i. 2 dog waste trash cans- voted YES
 - d. Fire marshall compliance parking
 - i. Sign costs for no parking signs- research + enforcement quotes
 - ii. We may look into going down to one side of the road in 2024 on N 103rd Terrace.
 - e. Exterior lights
 - i. BPU charges \$35/mo for each new street light
 - ii. Revisit next Board meeting
 - f. Windows quote- revisit
 - g. 6 month progress report in June
 - h. Entrance curb
 - i. Pool removal and concrete quote at 50K
 - j. Speed bump and/or 4 way stop
 - i. Rubber speed bump quotes?
 - k. See budget vs loan next fiscal year
 - l. Pool maintenance quotes if we don't concrete and remove
 - m. Neighborhood garage sale?

V. NEXT MEETING DATE

The next Community meeting scheduled for _06/?_, __10__ am

The next Board meeting is scheduled for _05/16_, __7__ pm

The board meeting adjourned at _11:51__ a.m.
These minutes were approved by the Board of Directors.

Emily Wills

___Emily Wills___, Secretary

04/13/2024

Date