

CRYSTAL RIDGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING #22
05/16/2024

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 05/16/2024

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: *Phillip Wills*
Emily Wills
Ernestine Brown
Sherie Dotson
Mary G
Rob Bauer
David Kempker

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING

Motion by Phillip Wills, to approve the minutes of the prior meeting of 05/16/2024 , Motion Carried at 7 p.m.

IV. UNFINISHED BUSINESS

- 1) Dumpster enclosure has been stained to protect it.
- 2) Dumpster was moved back onto the pad.
- 3) Roof and guttering has been completed.
 - a) Insurance just paid out the remainder balance to us.
 - b) Paid the \$2,500 deductible out of savings.
 - c) Should be getting a \$500 dollar credit for this year and next years to come for upgrading to class 4.
- 4) Weed and feed has been applied to all HOA grounds along with townhomes via the mowing partnership.
- 5) David was able to get the Timer installed for the clubhouse lights to be on a timer.
- 6) Liens are notarized for 4 properties who haven't paid anything at all and will be filed soon.
 - a) 3 of the properties are the same ones who didn't pay last year.
- 7) Spent \$1,550 on getting sprinklers main line fixed and front entrance sign sprinklers running again by the irrigation company.
- 8) Spent \$645.74 on main 1.5 inch pipe breaking for supplies along with fixing all the sprinkler heads and some valves by Phil so no labor charge to get the clubhouse hill getting watered.
 - a) Phil has more to do and has extra heads and valves and pipe fittings to fix more.

- 9) Fire Marshall Inspection was done yesterday - Clubhouse passed!!!
 - a) Need to get a max occupancy sign of 30 people upstairs
 - b) No smoking signs ordered for inside and outside.
 - c) 55 max occupancy for whole building.
 - d) Sign for no grills on covered deck. Also a pool cover is highly recommended.
 - e) N 103rd Place needs no parking on one side along with N 103rd Ter for clubhouse emergencies.
- 10) Spent \$1,800 for the code footprint to be done.
- 11) Put in a request to get the roads public again.
- 12) Our Facebook membership has increased.
- 13) Decided to have an ice cream social
- 14) Any game/bingo nights?
- 15) We spent \$1,002.96 on 3 Dog poop bag dispensers, 4 Trash cans and materials/concrete. - No labor cost
 - a) Way less trash on N 103rd Place due to adding a trash can by the field area it's being filled up bi-weekly.
 - b) Other trash cans and dog poop dispensers are being used. Been emptying them on an as needed basis checking them weekly.
- 16) Been looking at Facebook marketplace to get us a fridge with an ice and water dispenser under the \$250.00 mark.
 - a) After this is done will run the electrical and water to put the fridge in place by the thermostat.
- 17) We spent \$1,002.96 on 3 Dog poop bag dispensers, 4 Trash cans and materials/concrete. - No labor cost
- 18) Way less trash on N 103rd Place due to adding a trash can by the field area it's being filled up bi-weekly.
- 19) Other trash cans and dog poop dispensers are being used. Been emptying them on an as needed basis checking them weekly.
- 20) Been looking at Facebook marketplace to get us a fridge with an ice and water dispenser under the \$250.00 mark.
- 21) After this is done will run the electrical and water to put the fridge in place by the thermostat.

2023 Financial Report

2023 - 137/140 Homes paid. - 3 Liens are still active
 2023 - 13 people elected monthly payments
 All monthly past due payments have been collected.

2024 Financial Report

Account Balance is \$2,433.71
 \$1,515.23 in our Main Operating Account
 \$281.00 in our Mowing Partnership Account

- \$637.48 in Savings
- \$2,500 roof deductible.
- \$1,800 Architecture code footprint

V. NEW BUSINESS

1. Any Cost Saving Ideas?
 - a. Dumpster is \$140 extra a month for second pickup right now but can't go down to once due to being full still on a bi-weekly basis.
2. Switch to only checks next year or should we implement Wave online payments for 1 percent fee?
3. LOAN VOTE???
 - a. Apply for loan- YES
4. Short Term Rental - Vote
 - a. 7 Returned Feedback forms out of 15 sent.
 - i. 6 - Voted No to not change CC&R's - DO NOT allow short term rentals.
 - ii. 1 Voted Yes to change CC&R's and allow for short term rentals.
 - b. VOTED NO- 6 VOTED YES-1
5. Remove monthly payment option/ is it possible for people to just put it in their mortgage to have them pay us if they want monthly?
 - a. Paper/Zelle
 - b. \$25/late fee
6. 6 Month Progress Report- Newsletter? - Emily's newsletter design.
 - a. Make a few updates before
7. \$3,800.00 quote to move front entrance curb back and slope it nicer. Moving 12-18 feet back. Also fixing clubhouse one sidewalk area.
8. \$50,000 quote to remove the pool and concrete over it. \$80 to 100k to fix.
9. Purchase a cheap pool cover?
10. Pool Cost for maintenance (LABOR ONLY)
 - a. \$325 Bi-Weekly Cleaning - \$2,600.00
 - b. \$275 Weekly Cleaning - Memorial to Labor day ~ \$4,400.00
 - c. Materials ~ \$1,000 to \$2,000
 - d. Electrical/water charge around \$1,200 to \$2,000 a month other HOA's for this info. Memorial to Labor Day ~\$6,000 to ~\$10,000.00
11. HOA Parking - One side of the Road Discussion.
12. Do we do N 103rd Terrace soon? VOTED YES
13. Fire Marshall Compliance
14. Phil's Parking Option's/ bring up for June Community Meeting.
 - a. Contact Marlin for #s

- b. 3 options for June meeting, adding 4 signs to rent out clubhouse
- 15. Security Quotes
- 16. SK - Nightly Patrol - \$35 a patrol - recommend two patrols per night.
- 17. Titan - Nightly Patrol - \$40 a patrol. Can also get an onsite officer if needed for \$39 an hour for 60 day notice or \$60 an hour if short notice.
- 18. Patrol two times a night cost for year is minimum \$25,550 for the two patrols.
- 19. Usage fee right now we voted on \$50.00 may need to increase this due to the cost of utilities. - What's recommendations?
 - a.
- 20. Deposit we talked about \$150 last time.
- 21. Should we increase and also should we do different rates for owners vs renters due to owners we can do collateral.
- 22. Also if dues are not paid - do not allow rental usage?
- 23. Website booking thru website?
- 24. Otherwise email?
- 25. How to handle booking requests? One per year, second request 60 days before? - Need BPU bill or driver's license to confirm lives in the neighborhood
- 26. Black out days?
- 27. Community Meeting future dates?
- 28. Thursday Board meetings
- 29. Go over rocket lawyer contract.
 - a. ADD — FEE TO BOOK CLUBHOUSE DAY OF BOOKING
 - b. DEPOSIT DUE 48 HRS BEFORE BOOKING DATE
 - c. \$100 rental fee, \$200 deposit fee
 - d. Website booking in future- first come first serve by email in the beginning
- 30. Still wanting to purchase fridge trying to stay under \$250 for one with ice maker and water dispenser.
- 31. Should we purchase code lock for front door so we don't have risk of key getting copied and we can change the code via wifi?
- 32. Keep other doors on keys but only let board members have?
- 33. Did we want to try to ramp this up so we can get it going for graduations?
- 34. Also need to purchase a nicer vacuum for the carpeting.
- 35. Should we put in a smart thermostat or put a lock over the thermostat? YES
- 36. Cleaning checklist? - Anyone want to put something together? ERNIE
- 37. How to do who's available/meet with renter to go over everything?
BOARD MEMBERS
- 38. Parking Lot Sealing - Wait???
- 39. Landscaping front sign and clubhouse more - Wait??
- 40. Start going through townhomes CC&R at next special meeting May 30th 7 P.M
- 41. Next community/Board meeting June 8th 10 A.M?
 - a. Purchase food/drinks?
- 42. Big topics for next board/community meeting

- a. Parking Restrictions/Signs. - Special assessment for this?
- b. Clubhouse Rental wrap up if not tonight?
- c. 2025 Budget/Loan/Due increase?

VI. NEXT MEETING DATE

The next Community meeting scheduled for _June 8th_, _10_ am

The next Board meeting is scheduled for _May 30th_, _7_ pm

The board meeting adjourned at _9:30_ p.m.
These minutes were approved by the Board of Directors.

Emily Wills

___Emily Wills___, Secretary

05/16/2024

Date