

CRYSTAL RIDGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING ___#23___
06/08/2024

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 ___06/08/2024___

I. CALL TO ORDER

Board member _Phillip Wills_ called the meeting to order at _10:13_ a.m.

II. ROLL CALL OF OFFICERS

Roll call of officers at _10___ a.m.

Present: *Phillip Wills*
Emily Wills
Ernestine Brown
Sheree Dotson
Mary G
Rob Bauer
Shawntelle
David Kempker
Jeremy Chandler

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING

Motion by ___Phillip Wills___, to approve the minutes of the prior meeting of ___06/08/2024___, Motion Carried at _10:15___ a.m.

IV. UNFINISHED BUSINESS

- 1) Liens will be filed soon
- 2) Fire marshall inspection- clubhouse passed
- 3) Max occupancy 30 upstairs, 55 total for the entire building
- 4) No parking signs along 103rd Ter Clubhouse area and N 103rd Place.
- 5) UG code footprint spent \$1800
- 6) Request for public roads
- 7) Community game nights? - Maybe next year due to tight finances.
- 8) Facebook group increasing
- 9) Mary donated vacuum to clubhouse
- 10) Dumpster picked up twice a week
- 11) Online payment options
- 12) Short term rental voted no 6-1
- 13) Newsletters went out recently
- 14) Front entrance curb repair- \$3800 quote
- 15) Pool removal- \$50000 quote
 - a) Labor-heavy cleaning quotes
 - b) Materials- \$2000 quote
 - c) HOA comparisons with community HOAs for utility charges - \$2000/month

- 16) Deadbolt smart lock
- 17) ADA compliant knobs/handles
- 18) Board is slowly going through CCRs
- 19) Sprinkler system at front entrance sign
 - a) DIY in stages
- 20) Clubhouse upstairs is now available to rent
 - a) Still wanting a refrigerator with water and ice maker with \$250 budget
 - b) ADA bathroom, 30 chairs/8 6ft tables/microwave/sink currently available
 - c) Cleaning checklist \$100 fee if not picked up
 - d) Take photos pre/post rentals
- 21) MOSQUITO REPELLENT IN POOL
- 22) 2 STOP SIGNS

2024 Financial Report

- a. Current balance \$2433.71
 - i. \$1134.40 main account
 - ii. \$1423.37 mowing account
 - iii. \$637.48 savings
- b. Hoping to decrease dumpster pickups
- c. BPU budget, possibly decrease cost

NEW BUSINESS

- a. Cost savings?
 - i. Loan request info
 - 1. Broker unable to lend due to owners owning more than 10% of neighborhood
 - 2. Academy bank- with clubhouse collateral cannot lend money unless we can cover loan payment 125% in reserves. Currently we have no reserve funds.
 - ii. Project list estimated costs
 - 1. liabilities/repairs we can't do on our own as DIY projects- quotes
 - iii. HOA DUES COMPARISONS
 - iv. Budget plan comparisons
 - 1. 2025- VOTE \$900/year VOTED YES
 - a. Split \$450/450 Jan/July
 - v. Parking
 - 1. Fire marshall fines
 - 2. Parking fines

- a. Signs + paint
 - b. Parking additions Sloan/103rd
 - c. Parking additions Edith/103rd
 - d. SUGGESTIONS? VOTED YES \$80
 - i. Bundle a special assessment for parking/road repairs?
 - ii. Headline: SPECIAL ASSESSMENT-TRAFFIC ABATEMENT MANDATED BY FIRE MARSHALL + ROAD REPAIRS + SNOW REMOVAL
3. When to begin no parking on one side?!
- a. dues by end of July to hire no parking signs/possible security + minimum road repairs

V. NEXT MEETING DATE

The next Community meeting scheduled for _Aug 10_, _10__ am

The next Board meeting is scheduled for _July 11_, _7__ pm

The board meeting adjourned at 12:17__ p.m.
These minutes were approved by the Board of Directors.

Emily Wills

___Emily Wills___, Secretary

06/08/2024

Date