

CRYSTAL RIDGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING #24
07/11/2024

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 07/11/2024

I. CALL TO ORDER

Board member Phillip Wills called the meeting to order at 7:05 P.M

II. ROLL CALL OF OFFICERS

Roll call of officers at 7:05 P.M

Present: *Phillip Wills*
Ernestine Brown
Sheree Dotson
Mary G
Shawntelle
David Kempker

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING

Motion by Phillip Wills, to approve the minutes of the prior meeting Motion Carried at 7:20 P.M

IV. UNFINISHED BUSINESS - OLD BUSINESS AND NEWS

- 1) Liens are notarized for 4 properties who haven't paid anything at all. Still needing to file with the register of deeds.
- 2) Dumpster is still being picked up Monday & Thursday.
 - a) Had an extra \$150 dollar overage charge due to it looks like someone moving out and not having a chance to try and compact the trash on June 3rd, 2024.
- 3) First clubhouse rental went really well.
- 4) A/C is having issues keeping up when the temperature is above 85. Going to check with Rob if we can use the rental fees we're making to have the A/C checked out/add freon if needed.
- 5) Decided to not spend any additional money for parking additions along with the issue on green space.
- 6) Old pool cover was installed for now and is barely on but hope helps with mosquitoes. Also been draining the pool regularly with all the rain.
- 7) Started working on the service entrance for the trail leading to the pond. Have about 40 yards cleared so far. In the next few months going to bring up if we want to start getting free fill dirt brought in and put in cul de sac area down by the trail to use to lessen the slope.
- 8) Special Assessment for \$80 per property went out. Collected 68 properties so far. Going to use for signs, road repairs and snow removal.

- 9) Having recent issues with people dumping fridges, couches, stoves on the back roads. Along with the clubhouse column spray painted and trash can hit. Also people are having personal property issues also Informed officer Abbott about.

2024 Financial Report

- a. Current balance \$8,636.47
 - i. \$1803.23 main account
 - ii. \$773.87 in the mowing account.
 - iii. \$1019.87 in savings - 5,040 of this is special assessment money.

NEW BUSINESS

- a. Special Assessment - Having some pushback. Have had 3 people call saying they won't pay it. HOA is too much.
 - i. If 4 people who didn't pay dues also don't pay the special assessment plus 3 saying they won't pay. Will be at 133/140 homes special assessment collected.
 1. 10,640.00
 - ii. We're going to get quotes on buying the signs and having them installed from the same person along with David is going to check with the street department if we can purchase through them for a cheaper rate.
 1. After we figure out the sign costs and see if we're going to have them installed by someone or need to do it ourselves. We're going to determine the remaining money to see what we want to go towards street repairs and snow removal.
 - iii. Implementation plan for the signs we're going to see on costs for a company to do it.
 1. If we have a company do the install we're most likely going to need to do it all at one time.
 2. If we do it ourselves we're leaning towards doing it in phases.
- b. Getting a quote from Marlin for sidewalk extension on N 103rd Terrace to move the parkview ave mailbox by the other mailbox. This way it adds parking to the cul de sac.

- i. Most likely need to paint parking stalls in cul de sac.
- c. Going to have signs hopefully placed near utility easement/dividing property lines so it doesn't affect properties.
- d. Decided on the following amount of signs/poles and placement
 - i. 5 total signs & poles for N 103rd Terrace - Placed on the sidewalk side.
 - ii. 5 total signs & poles for N 103rd Ct - Placed on opposite of the sidewalk side. (Less cars on this side of the street currently)
 - iii. 6 total signs & poles for Parkview Ave - Placed on the opposite of the sidewalk side. (More parking available on the sidewalk side)
 - iv. 6 Total Signs for Edith Ave thru N 103rd Place - Placed on the sidewalk side. (Avoids fire hydrant blockage.)
 - v. 4 Total Signs for Sloan Ave - Placed on the sidewalk side.
- e. Going to purchase 10 No parking on grass/landscape signs to put on the same no parking poles in hot spots where we have issues.
- f. Security bolts for one per sign to keep from them being stolen.
- g. There are some areas where there are fire hydrants.
 - i. We're going to paint those area's red for now parking along with the mailbox areas.

Dues for next year

- Decided to do \$800 a year rather than the \$900 we discussed at the last meeting that way the cost just doubles next year and if they split the payments to twice a year it's the same as this year.
- Going to offer monthly at \$80 per month per property.
- Going to offer yearly for the full \$800 per property.
- Going to offer also to make \$400 per property payment in January 31, 2025 and next \$400 per property July 31, 2025
- Going to look into a footnote on each invoice if paying via electronically what the amount they will need to pay to cover the paypal fee.
 - Spent over \$350 dollars this year already in just paypal fees.
- Going to finalize the dues and structure for the next board meeting in August. That way invoices can go out in September.
 - Wanting to put a document together to show our budget, reserves.

- Also want to get what major project we want to take on figured out to show where the money is going next year.
- Also wanting to enclose the estimated repair cost of the major projects we need/want to do. Justifying why the HOA dues need to go up.
- Hoping to also have gone through all the CC&R's by the next board meeting to make a rules/regulation and possible fines for 2025 to start helping alleviate the ongoing issues we keep having.

Didn't have time to go over Townhomes CC&R's

V. NEXT MEETING DATE

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

Special meeting for Townhomes CC&R's. July 25th at 7PM

The board meeting adjourned at 8:45 p.m.
These minutes were approved by the Board of Directors.

Emily Wills

___Emily Wills___, Secretary

07/12/2024

Date