

CRYSTAL RIDGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING #25
07/25/2024

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 07/25/2024

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

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) A/C freon added, ducts in attic
 - a) Phil fixed ducts DIY
- 2) Fixed entrance room speakers
- 3) Duplex sprinkler zone
 - a) Leak fixed by Medina Irrigation spent \$174.50
- 4) Special assessment money possible cross walks?
 - a) **VOTED YES**
- 5) Field entrance area and ball diamond complaints
- 6) Someone asked for receipts/records/documents/statements/tax returns/contracts
- 7) SPECIAL ASSESSMENTS
 - a) 3 called to say they will not pay
 - b) Work zone poles and signs- put in order **VOTED YES**,
 - i) **Place order/contract labor VOTED YES** in phases
 - c) Post/Signs/Fire hydrant painting- quotes on slides
 - d) Extend sidewalk for mailbox and fix sidewalk in front of clubhouse
 - i) Bring up snow removal/streets in August

2024 Financial Report

- a. \$534.24 main operating account
 - i. Monthly payments getting behind again
- b. 71/140 special assessments paid \$5680.00

NEW BUSINESS

- a. Townhouse CC&Rs + Bylaws
 - i. Architectural committee- what do we need to have permission/approval for?
 - ii. Add ruling for unit uses Article III sec 2a. business cars/uses
 - iii. remove pg 4 ciii
 - iv. pg 5 cvii add permission from architectural committee
 - v. animal run- expectation on patios only
 - vi. neighborhood garage sale dates, fall/spring dates every year
 - vii. cviii nonvisible locations trash receptacles only
 - viii. KEEP eii pg 5 FINES
 - ix. pg 7 k- no breeding animals
 - x. remove IV section 2
 - xi. pg 9 section 3 party wall w/ ownership
 - xii. pg 10 section 3 sprinkler systems
 - xiii. pg 13 article viii section 1 remove? PUT IN BYLAWS to challenge
 - xiv. pg 13 section 1 c
 - xv. pg 14 section m
 - xvi.

V. NEXT MEETING DATE

The next Board/Community meeting scheduled for _Aug 10_, _10___ am

The board meeting adjourned at 9 p.m.
These minutes were approved by the Board of Directors.

Emily Wills

___Emily Wills___, Secretary

07/25/2024

Date